



For Sale

In

Dinton

Sandhills House



Sandhills House, Dinton

Sandhills House is not Listed and is believed to date, in its oldest parts, from the mid 1700s. Sandhills House occupies an elevated position just off Sandhills Lane which runs behind the village of Dinton. The house is extremely secluded yet enjoys glorious views across the valley to the hills beyond.

It has been extended to the front more recently to create two impressive reception rooms either side of the staircase hall. The principal reception rooms are symmetrically arranged off the hall and provide a drawing room, sitting room, study and dining room as well as a cloakroom. To the rear of the house there is a large kitchen / breakfast room which opens onto a playroom with French windows onto the garden. Alternatively, the playroom along with adjoining rooms and bathroom could be converted into a self contained apartment. There are a further four bedrooms and two bathrooms on the first floor and there is potential to extend the first floor accommodation over the large area of the ground floor which is at present a single storey. In addition, there are numerous adjoining potting sheds and storage rooms that offer considerable scope to rearrange and expand the overall accommodation.

Separate from the house is a former stable block which is currently arranged as a double garage and workshop with a fixed staircase that leads to a studio on the first floor. Although the finish is rudimentary there remains the possibility for this building to be further improved or converted to ancillary accommodation subject to the necessary consents.

Sandhills House is approached through a five bar gate which leads to a gravel parking area adjacent to the former stables. On the south side of the house there is a wide paved terrace, beyond which lie the well tended gardens which are mostly laid to lawn and bordered by herbaceous borders, mature shrubs and trees. To the west of the garden, and beyond the stable block, there is a large vegetable garden and greenhouse. From the drive, a further five bar gate leads into the paddock.

Guide Price - £1,150,000

Strutt & Parker, Salisbury

Land Registry Prices Sold previously

6 October 2010 - £1,165,000