



Spero House

Hindon, Salisbury, Wiltshire

A most attractive detached house in need of updating set on the outskirts of a sought-after Wiltshire village

A handsome double-fronted brick-built family home offering just over 2,500 sqft of accommodation and set in 0.6 acre of delightful gardens and grounds. Spero House is located on the fringes of a highly-desirable Conservation Area village, whilst benefitting from easy reach of the major road network to London and the West Country.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE



0.62 ACRES



FREEHOLD



EDGE OF VILLAGE



2,501 SQ FT



**GUIDE PRICE
£900,000**



The property

Spero House is a handsome double-fronted detached family home with light-filled, flexible accommodation arranged over two floors. Features of note include a highly-symmetrical façade, original parquet flooring and fireplaces in the main reception rooms.

The accommodation flows from a welcoming reception hall with useful storage, a cloakroom and stairs rising to the first floor. It briefly provides a triple aspect living room with parquet flooring and a feature open fireplace, a dual aspect dining room, also with parquet flooring and with a glazed door to the rear terrace, and a dual aspect office with a feature fireplace flanked by bespoke storage. The ground floor accommodation is completed by a spacious high-ceilinged kitchen. Currently reflecting the property's age and offering the prospective purchaser the opportunity to undertake some cosmetic modernisation, it has a range of wall and base units, space for integrated appliances and a table, a walk-in pantry, and a door to a fitted through utility room with

a coal store and doors to the integral garage and the front and rear aspects.

On the first floor a generous landing with further useful storage gives access to the property's five bedrooms and a family bathroom with freestanding bath. The bedrooms comprise a dual aspect principal bedroom with fitted storage and space for a fitted dressing room area, if required, together with four further bedrooms, one currently configured as an office and featuring fitted storage, a feature fireplace and an en suite shower room.



Outside

Screened by mature hedging, the property is approached over a gravelled driveway providing private parking and giving access to the garage with an up-and-over door. The well-maintained wraparound garden surrounding the property is laid mainly to lawn interspersed with mature planting and specimen trees and bordered by mature hedging. It features a vegetable garden with raised beds and a shed, numerous seating areas, a summer house and a paved terrace accessible from the dining room, ideal for entertaining and al fresco dining, the whole neighboured by rolling farmland.

Location

Set in a Conservation Area in the Cranborne Chase National Landscape, Hindon village has a church, general store, Post Office, GP surgery, primary school, sports and social club and two very good pubs. Walking and riding routes are available on the Wessex Ridgeway and Monarch's and Orange Ways; further sporting amenities in the area include racing at Salisbury, Wincanton and Newbury, golf at Rushmore

and South West Wilts and watersports on the south coast. More extensive shopping, service and educational amenities are available in Tisbury, Gillingham, Shaftesbury, Warminster and the cathedral city of Salisbury. Transportation links are excellent: the A303 links to the A30 (London-Land's End road) and motorway network, and Tisbury station (3.7 miles) offers regular services to Exeter St Davids and London Waterloo.



Distances

- Tisbury 5.7 miles
- Shaftesbury 12.2 miles
- Gillingham 13.3 miles
- Warminster 12.2 miles
- Salisbury 18.7 miles
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Nearby Stations

- Tisbury
- Salisbury
- Warminster

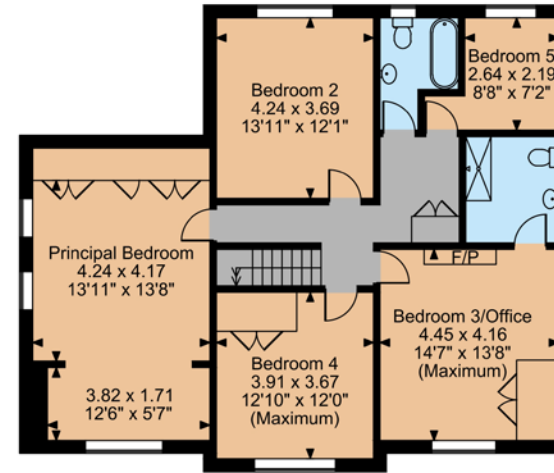
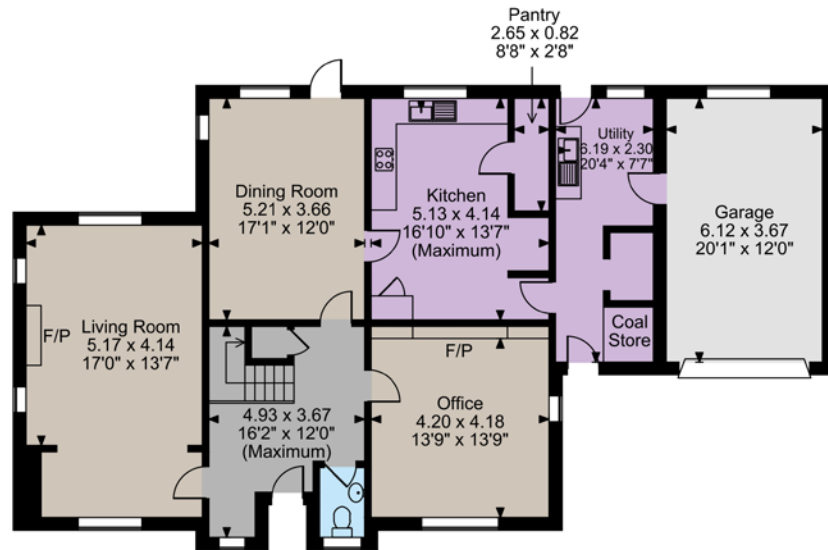
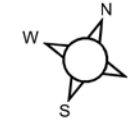
Key Locations

- Old Wardour Castle
- Stonehenge
- Wilton House
- Salisbury Cathedral
- Longleat House and Safari Park

Nearby Schools

- Sandroyd
- Clayesmore
- Godolphin School
- Leehurst Swan School
- Port Regis School
- Warminster School
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Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,501 sq ft (232 sq m)

Garage internal area 245 sq ft (23 sq m)

Total internal area 2,746 sq ft (255 sq m)

For identification purposes only.

Directions

SP3 6ER

what3words: ///short.ratty.spoil

General

Local Authority: Wiltshire Council

Services: Mains water and electricity, private drainage and oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

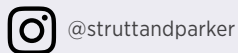
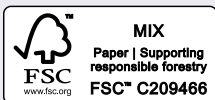
Salisbury

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