



Laundry House, Hindon Road, East Knoyle, Salisbury,
Wiltshire

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Laundry House, Hindon Road, East Knoyle, Salisbury, Wiltshire SP3 6AA

A wonderful and most charming period house with beautiful gardens, in one of Wiltshire's most sought after villages.

Shaftesbury town centre 5.2 miles, Tisbury mainline station 5.8 miles (1 hour 48 mins to London Waterloo), Warminster town centre 9.7 miles, Salisbury 17.5 miles

Inner hall | Drawing room | Dining room
Kitchen/breakfast room | Home office | Family room | Utility room | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms | Family bathroom | Studio | Store Shed/pool plant room | Summerhouse | Gardens
In all approaching 1 acre | Extensive parking
EPC Rating E

The property

Laundry House is a characterful period property with splendid original features including exposed timber beams, alongside elegant modern décor and fittings.

The main reception room is the well-proportioned drawing room, which has a dual aspect and adjoins a bright and spacious formal dining room, which features extensively fitted book shelving. There is a comfortable family room, which boasts a vaulted ceiling and French doors that open out to the garden. The current home office provides further reception space and features a modern wood burning stove, although this was once the main reception hall with the door and porch to the front. The kitchen/breakfast room is well-proportioned and features farmhouse-style units, integrated appliances and an oil fired Aga. There is also ample space for a good sized breakfast table.

Upstairs, there are five well-presented double bedrooms including the generous principal bedroom, which has a wonderful vaulted ceiling with painted timber beams, built-in wardrobes and an en suite shower room. The first floor also has a family bathroom with a separate shower unit.

Outside

Laundry House is approached over a gravel driveway, which provides parking for at least 3 cars. A hand gate leads to the delightful front gardens, which incorporate a gravel sun terrace for al fresco dining, a level lawn flanked by well stocked flower borders and established shrubs.

The garden then rises to a further level lawned area, passing a meadow area flanked by mature hedgerows and trees, and it is from here that one can enjoy some of the finest far reaching views across the countryside. There is a lovely heated swimming pool, a timber framed summer house and garden store, which houses the pump and filtration system for the pool.

Location

The small village of East Knoyle is located 18 miles west of Salisbury, in the heart of the stunning Cranbourne Chase Area of Outstanding Natural Beauty. This pretty little village has several local amenities, including a village hall and a local shop/post office.

Nearby Hindon also offers a store, two pubs, a doctor's surgery and a primary school. The towns of Shaftesbury and Warminster are six and nine miles away respectively, with both towns offering a good choice of shopping, supermarkets and leisure facilities, while the historic city of Salisbury is also within easy reach.

State secondary schooling is available at Gillingham, while you can find independent schooling in both Shaftesbury and Warminster. The closest railway station is at Tisbury, six miles away, which offers a direct service to London Waterloo in less than two hours.













Laundry House, Hindon Lane, East Knoyle

House internal area 3,066 sq ft (285 sq m)
Office & Store internal area 346 sq ft (32 sq m)
Outbuildings internal area 164 sq ft (15 sq m)
Total internal area 3,576 sq ft (322 sq m)
For identification purposes only.



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

--- Denotes restricted head height

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Directions

Leave Salisbury via the A36 Wilton Road west, and after arriving in Wilton, take the first exit at the roundabout onto Minster Street (A30). Follow the A30 to Barford St. Martin, and then turn right onto West Street (B3089). After four and a half miles, turn left onto Salisbury Road (B3089) and continue for 5.4 miles, passing through Hindon before turning left, following the sign for East Knoyle and Shaftesbury. After 1.9 miles, at the junction, turn left onto the A350 and then right onto Hindon Road. You will find the property on the right.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains water, electricity and drainage. Oil fired central heating.

Council Tax: Band G.

Tenure: Freehold

Guide Price: £1,100,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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