

Hawking Down House

Hindon



A handsome home on the edge of Hindon set in 19.43 acres with two cottages and far reaching views

Hawking Down House, Hindon, Salisbury SP3 6DN

Hindon 0.5 mile, Tisbury and station 3.9 miles (London Waterloo 1 hour 48 minutes), Shaftesbury
8.9 miles, Salisbury 19.6 miles, A303 (Basingstoke to Honiton road) 2.4 miles, London Heathrow
Airport 85.8 miles

Features:

Reception hall | Sitting room | Dining room | Morning room
Kitchen | Utility room | Laundry room | Cloakroom
Swimming pool | Cellars including extensive wine cellar
6 Bedrooms, (all en suite and one with dressing room
Boiler room

Tennis court | Indoor swimming pool

Three-bedroom Gate House

Three-bedroom cottage | Office stores

Garden room

Extensive outbuildings which include 4 garages and 2 carports,
barn and multiple stores

Delightful gardens

Wonderful views

About 19.43 acres in all





The property

Hawking Down House is a stone-built family home offering almost 7,000 sq. ft. of light-filled flexible accommodation arranged over four floors.

The accommodation flows from a reception hall with fireplace and briefly comprises sitting and dining rooms, the former with large bay window and fireplace and the latter with bespoke storage, and a spacious kitchen with a range of wall and base units including a large central island, four-oven Aga, integrated appliances, space for a sizeable table and French doors to the garden. Neighbouring the kitchen is a fitted utility, laundry rooms and useful cloakroom. A door from the kitchen leads to a morning room with French doors to the garden. Completing the ground floor is an indoor swimming pool with paved surround, shower and patio and French doors to a terrace. The property also benefits from generous cellarage incorporating a wine cellar and stores.

The first floor offers a principal bedroom with two en suite bathrooms and four further double bedrooms, all en suite. The property's remaining bedroom, with fitted dressing room and bathroom, can be found on the second floor.

Outside

The property is approached over a tarmac driveway with turning circle, giving access to more than 10,000 sq. ft. of additional space including a gate house (sitting and dining rooms, kitchen, utility room, cloakroom, three bedrooms, family bathroom, private garden), an outbuilding with warehouse and cottage with sitting room, kitchen, utility room, cloakroom, three bedrooms and family bathroom, an outbuilding with three stores and a U-shaped outbuilding with two double carports, a barn, vaulted garden room, greenhouse, two stables and multiple stores. The well-maintained garden is laid mainly to lawn interspersed with mature topiary and features a garden room, all-weather tennis court and paved terraces, all ideal for entertaining and al fresco dining.

Location

Situated in the Cranborne Chase National Landscape on the Wessex Ridgeway, Monarch's Way and Orange Way footpaths, Hindon village has a church, general store, Post Office, GP surgery, primary school and two public houses. More extensive amenities are available in Tisbury, Shaftesbury, Warminster and the cathedral city of Salisbury. Communications in the area are excellent: the A303 links to the M3, M25 and M4 and Tisbury Station offers a regular mainline railway service to London Waterloo. The area offers a range of independent schools including Bishopstrow College, Port Regis and Warminster school.

















The Gate House

Directions

Postcode: SP3 6DN

What3Words: ///skater.aspect.streamers

General Information

Local Authority: Wiltshire Council

Services:

Mains electricity. Private water (borehole) to all three properties. Oil fired central heating and electric Aga. Private drainage (which we believe to be compliant to current regulations).

Council Tax:

Hawking Down House: Band H

The Gate House: Band D

EPCs

Hawking Down House: D

Gate House: E

Cottage: F

Tenure:

Freehold

Wayleaves and easements:

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

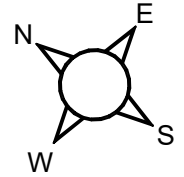
Guide Price:

£5,950,000





Floorplans for Hawking Down House, Hindon, Salisbury,
Main House internal area 6,960 sq ft (647 sq m)



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

--- Denotes restricted head height

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Floorplans for Hawking Down House, Hindon, Salisbury,

Carport internal area 723 sq ft (67 sq m)

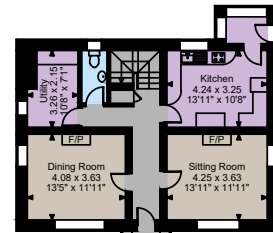
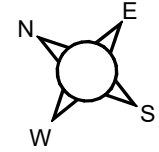
Outbuilding internal area 5,526 sq ft (513 sq m)

Cottage internal area 2,274 sq ft (211 sq m)

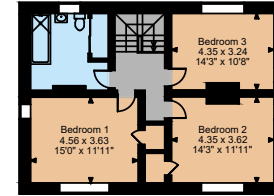
Boiler Room internal area 167 sq ft (16 sq m)

Gate House internal area 1,589 sq ft (148 sq m)

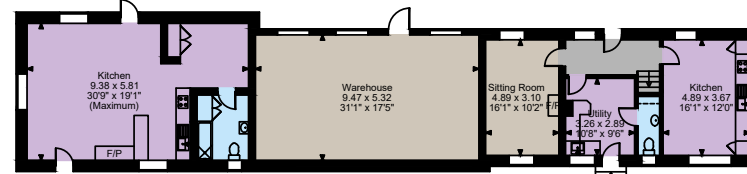
Total internal area 17,239 sq ft (1,601 sq m)



Gate House
Ground Floor

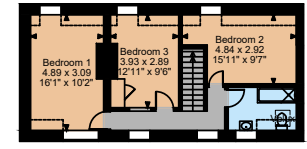


Gate House
First Floor



Ground Floor

Ground Floor Cottage 1



First Floor Cottage 1

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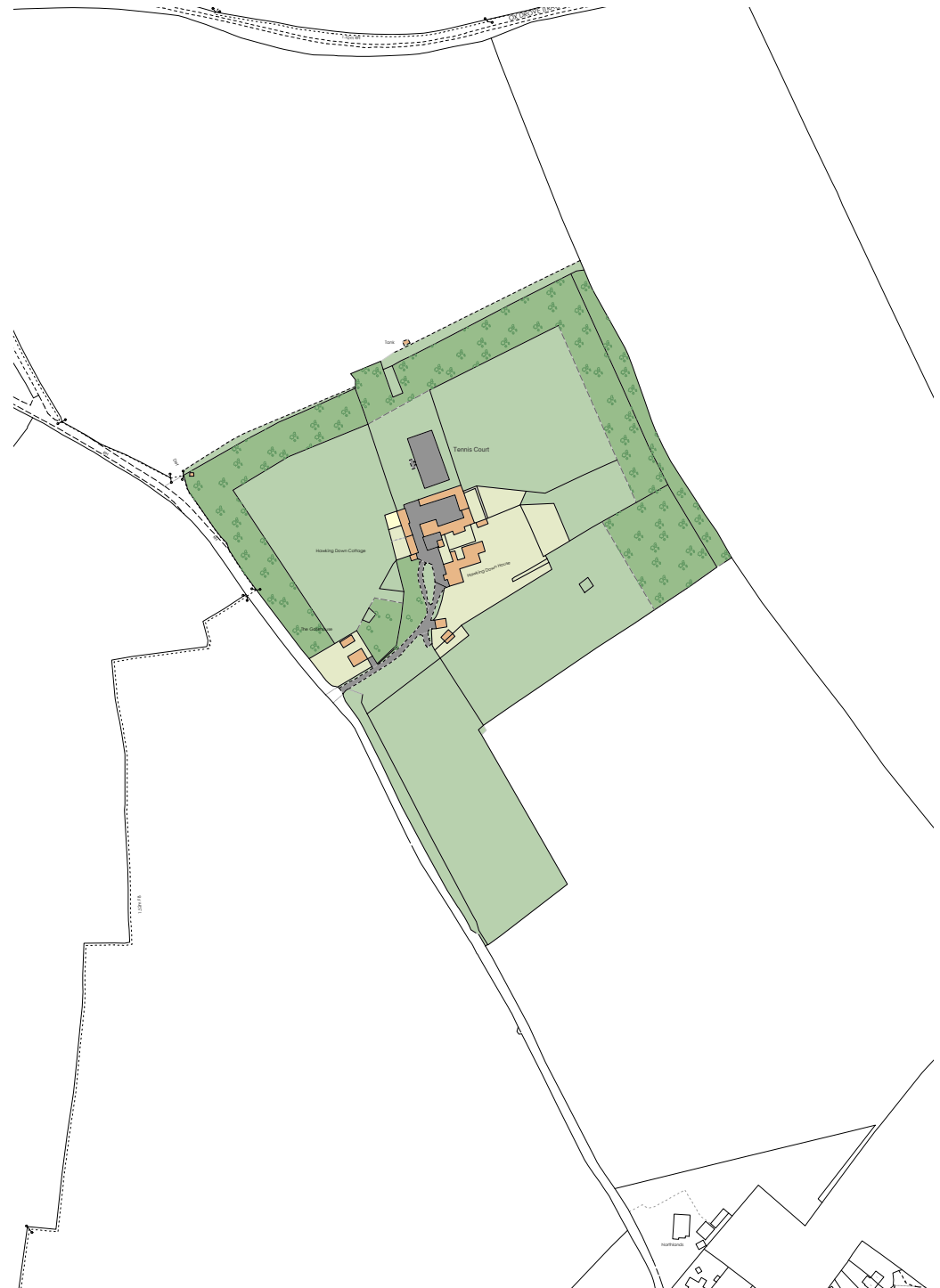
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