

8 Pembroke Fields, Dinton, Salisbury, Wiltshire, SP3 5EE

£306,250 Freehold

About The Property

Built to a high standard, this is an airy and light filled house featuring an air source heat pump providing underfloor heating, double glazed windows and doors and it is offered in excellent condition throughout. There is a lovely outlook to the rear over open fields and a distant view to the front. There are two allocated parking spaces and communal garden areas to the front.

Dinton is situated about 9 miles west of the city of Salisbury with all it's facilities and main line railway to Waterloo. The village itself has a great primary school, a large modern village hall, a well used sports ground and busy public house. There is great walking through all the National Trust land surrounding Phillips House.

A covered porch leads into the entrance hall which has doors to the sitting room and cloakroom with wc and hand basin. The sitting/dining room has a double aspect, deep storage cupboard and a door to the inner hall. From here steps lead to the first floor, there is a door to the garden and the kitchen. The double aspect kitchen enjoys a lovely outlook over the garden with fields beyond. It has a range of work surfaces with base and wall mounted cupboards and drawers, built in dishwasher, fridge/freezer, washing machine, oven, hob and extractor hood.

On the first floor there is a family bathroom with thermostatic mixer shower, panel bath, wc, hand basin, heated towel rail and part tiled walls. Bedroom 2 features an ensuite shower room and a recess which would be suitable for wardrobes. Bedroom 3 overlooks the fields to rear. On the second floor, the main bedroom is a really good size with dressing area or study space to the rear.

The rear garden has a brick and gravel sitting area leading to lawn with mature shrubs and tree to sides. To the rear is a decked sitting area to take advantage of the outlook with post and rail fence. The garden is otherwise enclosed by timber fencing. There is an outside water tap and wooden garden shed. To the front of the house are communal garden areas (there is an annual maintenance charge for this) and two allocated parking spaces. There is a maintenance charge for the grounds which costs £36.76 per month.

3 2 1 1109.10 sq ft

- Backing onto Pony Paddock
- Lovely Views to front and rear
- Three good Bedrooms
- Bathroom and Shower Room
- Downstairs Cloakroom
- Two Parking Spaces
- Air Source Heat Pump
- Good Rear Garden
- Quiet Location
- Near Local School and Sports Ground























Total area: approx. 103.0 sq. metres (1109.1 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2421.47 (2026/2027)

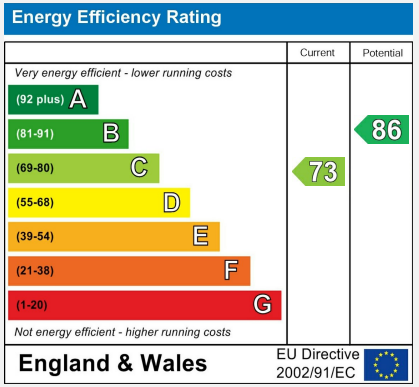
Tenure: Freehold

Services: Mains water, drainage and electric.

Heating: Air source heat pump to underfloor heating.

Directions: From Salisbury proceed to Wilton and turn left at the roundabout and proceed through the town. At Barford-St-Martin turn right to Dinton onto the B3089. Enter the village where Pembroke Fields will be found on the right hand side.

What3words: ///repaying.reading.arose



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