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james



Rallentando

Broad Hinton, SN4 9PA

Guide Price

£575,000 - £600,000





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Freehold | EPC Rating - D

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Set within the highly desirable village of Broad Hinton, this spacious and well-arranged home offers approximately 1,870 sq ft of versatile accommodation, ideal for modern family living. The property further benefits from heat pump air conditioning throughout, enhancing comfort and energy efficiency year-round.

The ground floor is thoughtfully laid out, with a large and welcoming entrance hallway setting the tone for the rest of the home. Leading to the right is a large open plan living space complete with impressive kitchen/breakfast room. While leading to the left is a separate reception room used as a formal dining area. Both rooms benefit from double doors leading out to a courtyard, creating a seamless connection between indoor and outdoor spaces—perfect for modern inside-outside living. A useful utility room and ground floor cloakroom add further practicality.



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Open Plan
Living





Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from excellent dimensions and an En-Suite shower room while bedrooms two and three provide flexible space for family, guests, or home working. A family bathroom completes the first floor.

Externally, the property enjoys a particularly large rear garden, ideal for outdoor entertaining, gardening, or family use. There is ample parking for multiple vehicles, along with the added benefit of a car port and a substantial outhouse, offering excellent storage or workshop potential.

Large
Principal
Bedroom

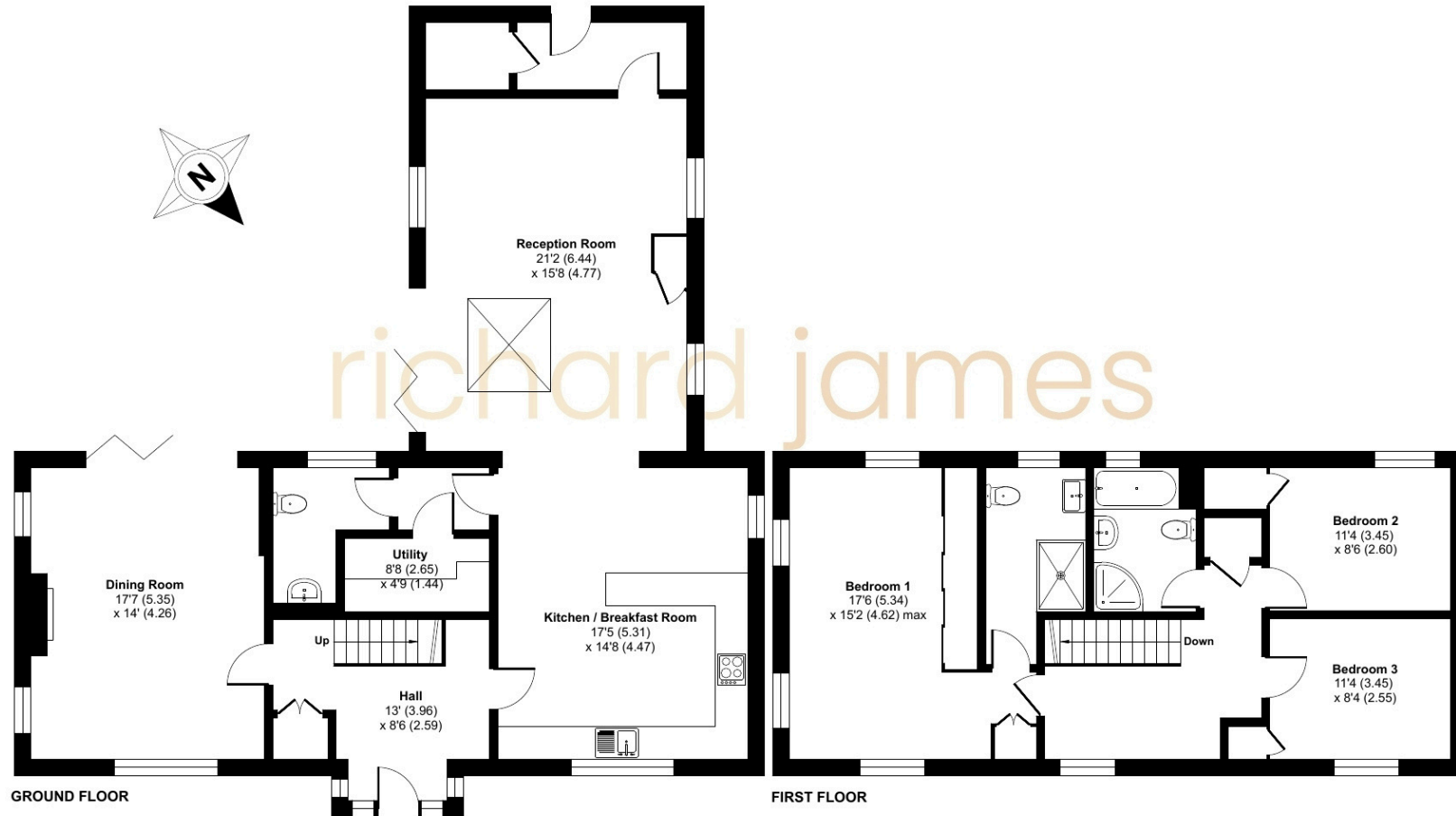




Broad Hinton itself is a charming and well-connected village, known for its strong community feel and attractive countryside surroundings. The village offers a range of local amenities including a shop, pub, and primary school, while also providing convenient access to nearby market towns and larger centres. Surrounded by rolling Wiltshire countryside, it is an ideal setting for those seeking a balance of rural lifestyle and accessibility.

Approximate Area = 1870 sq ft / 173.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Richard James. REF: 1435638

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