

19 Catherine Ford Road,
Dinton



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WHITES

19, Catherine Ford Road, Dinton, SP3 5HB

Rare opportunity to purchase a 1940's semi-detached house, in a popular village, with terrific potential to extend together with a self contained rental unit.

- Exceptional Potential
- Separate Rental Unit
- Loft Conversion Opportunity
- Solar Panels
- 13.5kw Storage Battery
- Large Driveway
- Four Bedrooms
- UPVC Fascias and Soffits
- Close to Great Walking
- Popular Village

£400,000





About The Property

The house was built in the 1940's by the local authority with red brick elevations under a tiled roof and set in a good garden and particularly with the width enabling side or rear extensions subject to the usual permissions. There is now an array of 14 solar panels which provide for electricity and a return from the grid, together with a 13kw battery providing storage and storm capability. There is also an EV charger. The fascias and soffits are upvc for easy maintenance, the windows are double glazed and there is oil fired central heating.

An entrance porch with external lighting leads to the hallway with stairs to the first floor. To the left is the double aspect sitting room with open fireplace with wooden surround and matching shelves, whilst to the right is the dining room which has a door through to the kitchen. This is well fitted with a good range of units including base and wall cupboards, wooden work surfaces, ceramic sink unit, built in double oven, electric hob and extractor, plumbing and space for washing machine and dishwasher, room for tumble drier, built in fridge/freezer. Off here is the understairs storage cupboard/larder and the downstairs cloakroom. There is also a door to the rear garden.

On the first floor, the main bedroom has an ensuite shower room and a good range of built in wardrobes as well as the cupboard housing a high

pressure water tank, there are three single bedrooms and family bathroom. There is a folding ladder leading to the loft space which is insulated and boarded and could provide further accommodation with the relevant permission.

Outside, the property is approached over a large gravelled driveway with parking for a number of vehicles, with an area of lawn, enclosed by timber fencing, hedging and gates. There is an EV charger and timber storage shed with pedestrian access to the rear garden. This is primarily laid to lawn with a covered seating area and fencing to all sides. There is a brick built store with light, power and roof storage, which lends itself to conversion to a home office/studio. The oil tank is tucked away behind this and there is outside lighting and a water tap. Beyond the garden with it's own outside space is a free standing cabin which provides a good rental income (planning currently states this is for short term letting for non permanent residents) which uses communal parking to the rear.

Dinton is a popular village some 9 miles to the west of Salisbury with a thriving community, first class sports ground, good primary school, village hall, excellent public house and fantastic walking in National Trust land surrounding Phillips House.



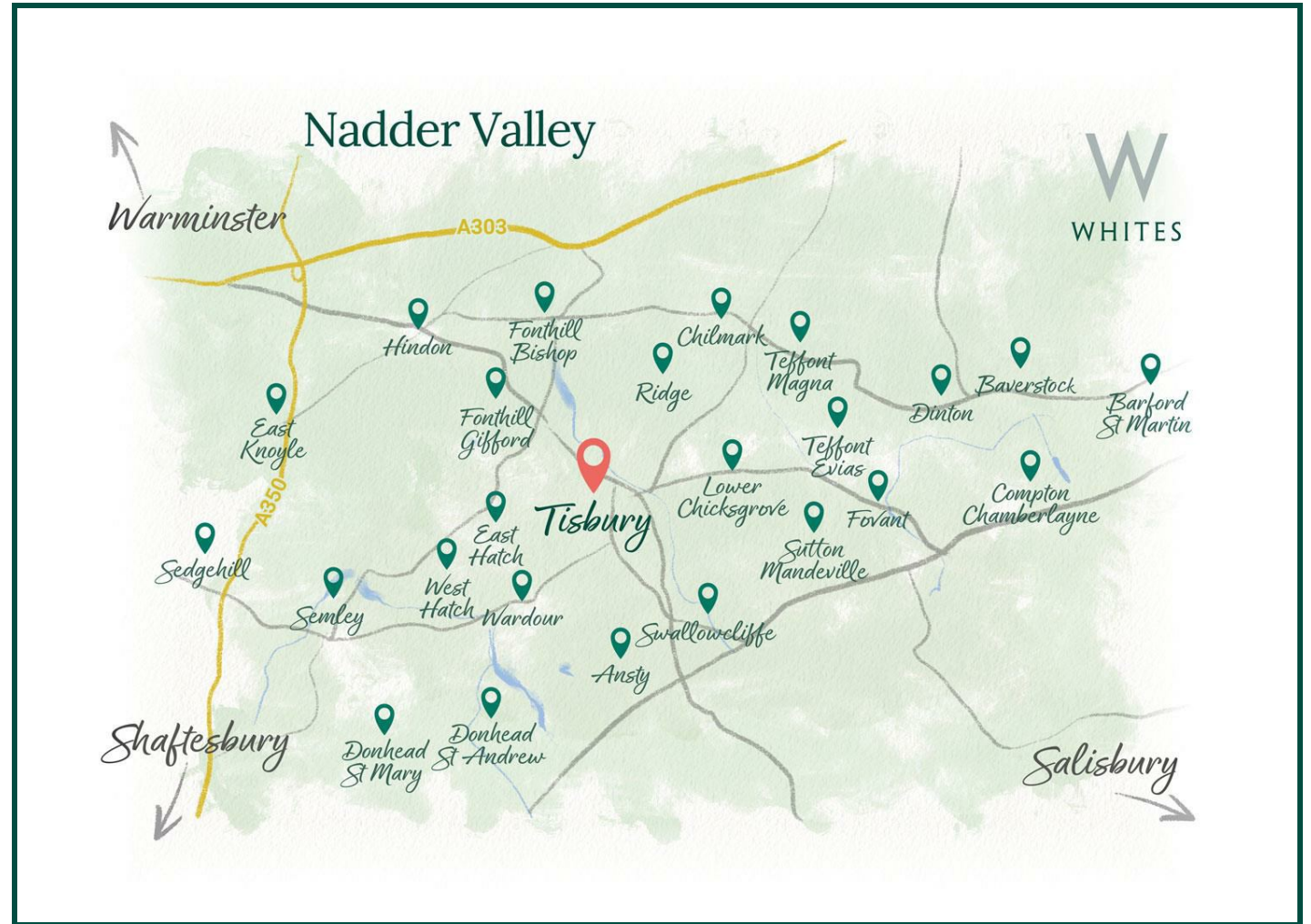


Location

Dinton is a charming and well-kept village set in classic Wiltshire countryside, with the peaceful hamlet of Baverstock nearby. Surrounded by gently rolling hills and far-reaching views, it offers a relaxed rural lifestyle supported by a strong sense of community.

At the heart of the village lies Dinton Park and the elegant Philips House, owned by the National Trust—230 acres of open parkland ideal for walking, picnicking, and soaking in the scenery, with glimpses of Salisbury Cathedral on a clear day.

The village itself is home to a well-regarded primary school complimented by a lively village hall. There are two welcoming pubs, an active cricket club, and facilities for rugby and football. Nearby Baverstock adds historical charm, with a small cluster of homes and a 14th-century church tucked quietly into the landscape.



Southampton Central: 31 mins
Bath Spa: 56 mins
London Waterloo: 1 hr 30 mins



Salisbury: 21 mins
Bath: 58 mins
London: 2 hr 18 mins



Local school: 5 mins
Local public house: 14 mins
Local amenities: 5 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: C - £2152.42 (2026/2027)

Tenure:

Freehold

Floor Area:



1448.00 sq ft

Services:

Mains water, electricity and drainage.

Heating:

Oil Central Heating by Radiators

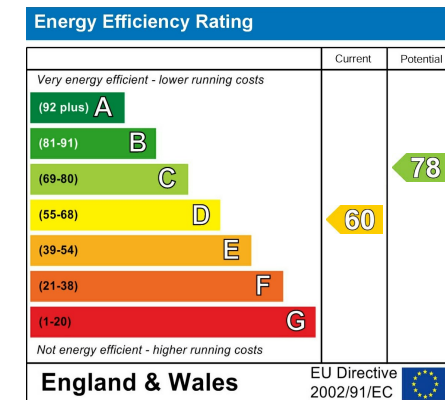
Directions:

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, pass the school on the left and Catherine Ford Road is next on the left.

What3Words:

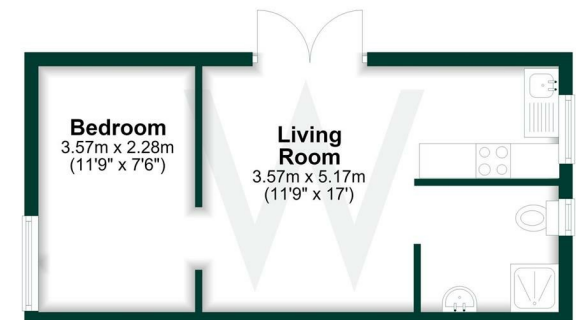
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EPC:



Rental Unit

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 27.0 sq. metres (290.2 sq. feet)

Catherine Ford Road, Dinton, Salisbury, SP3

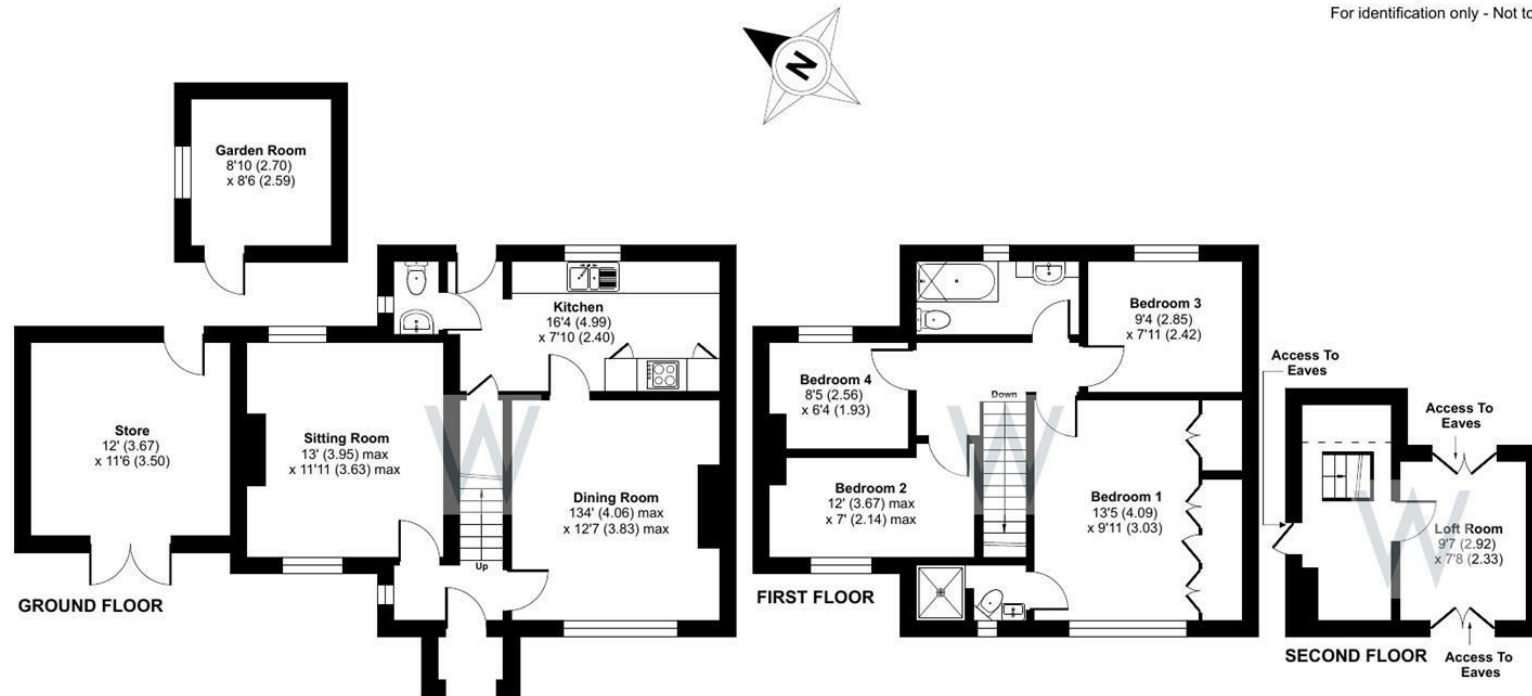
Approximate Area = 1217 sq ft / 113 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 1448 sq ft / 134.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for H W White Ltd. REF: 1487591

