



Brook Street, Fovant

Guide Price £335,000

Brook Street, Fovant, Wiltshire SP3 5JB

- Modern Cottage Built for Modern Living
- Within Easy Reach of Village Amenities
- Kitchen / Breakfast Room
- Large Sitting / Dining Room with Double Doors into Garden
- Three Bedrooms with Ensuite to Master
- Further Family Bathroom, Plus Downstairs WC
- Enclosed Garden to the Rear
- Off Road Parking
- No Onward Chain
- EPC: Awaiting.

DESCRIPTION

Constructed in 2003 this delightful, modern semi-detached cottage located within close proximity to the village amenities and several stunning countryside walks.

The well-presented, light and airy accommodation includes a welcoming entrance hall, Kitchen/breakfast room, large sitting/dining room, downstairs WC, three bedrooms, with ensuite shower room and built-in wardrobe to the master and a further family bathroom. In addition, the cottage has an enclosed garden to the rear and private off-road parking for a couple of vehicles to the side.

LOCATION

Fovant is located in the Nadder Valley, between Salisbury and Shaftesbury. The semi-rural village is home to famous military badges, which were carved into the chalk downs by soldiers stationed in the area during World War 1, as a tribute to fallen comrades.

The village boasts a popular shop with Post Office, thriving village hall, superb doctor's surgery, good bus service, a youth club and traditional village garage. There is a cosy and modern pub with rooms, The Greater Good, and a fascinating 13th century church with military connections.

Fovant has many public footpaths, byways and bridleways for stunning countryside walks, during which views of the river and its valley can be enjoyed.

There are very good state and public schools in the area. The village has easy road access (7 miles) to the A303, and SW trains run from Tisbury (6 miles) to London Waterloo and Exeter. Shaftesbury is approximately 10 miles away, the historical cathedral city of Salisbury 11 miles away.



SERVICES

The property is connected to mains water, electricity and drainage. The property also offers an oil-fired central heating system. There is a phone line in the house, which when in use gave 80MB's.

LOCAL AUTHORITY

Wiltshire Council, Band D.

TENURE

Freehold





OUTSIDE

The property is located on Brook Street, where you enter a landscaped area, owned by the property, providing private off-road parking for a couple of vehicles. The pavement then leads around to the front door. There is also side access leading into the rear garden.

The rear garden can be accessed from both the kitchen, as well as the double doors in the sitting room, where you step out onto a patio area perfect for alfresco dining. The rest of the garden is laid to gravel for ease of maintenance, bordered with an array of planting, and a summer house providing shelter or a useful storage shed. The garden is fully enclosed to all sides, giving it a high degree of privacy.

The property benefits from several countryside walks, providing the true village lifestyle and stunning countryside views.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdt/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights.

Please do get in touch to ask us about our 'Safe Viewings Guidelines'

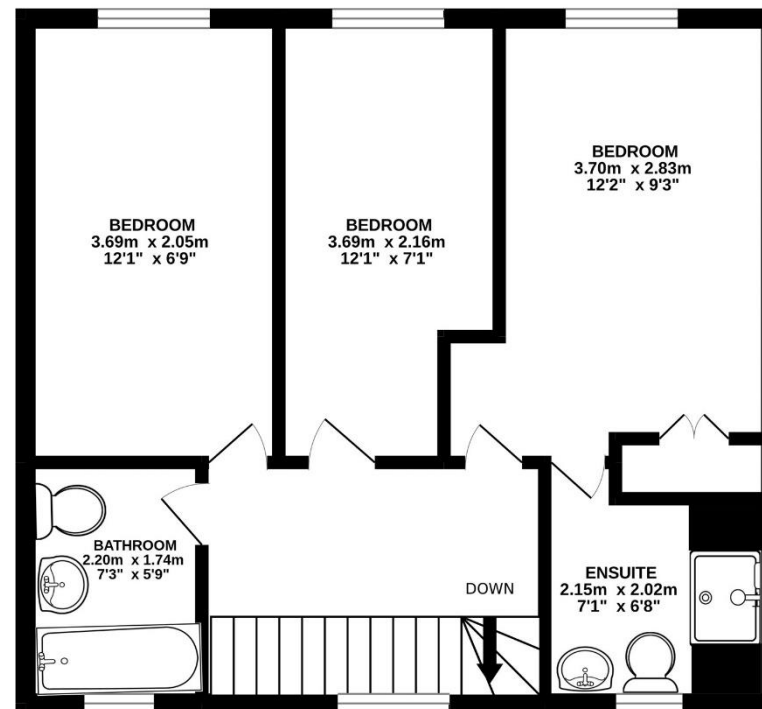
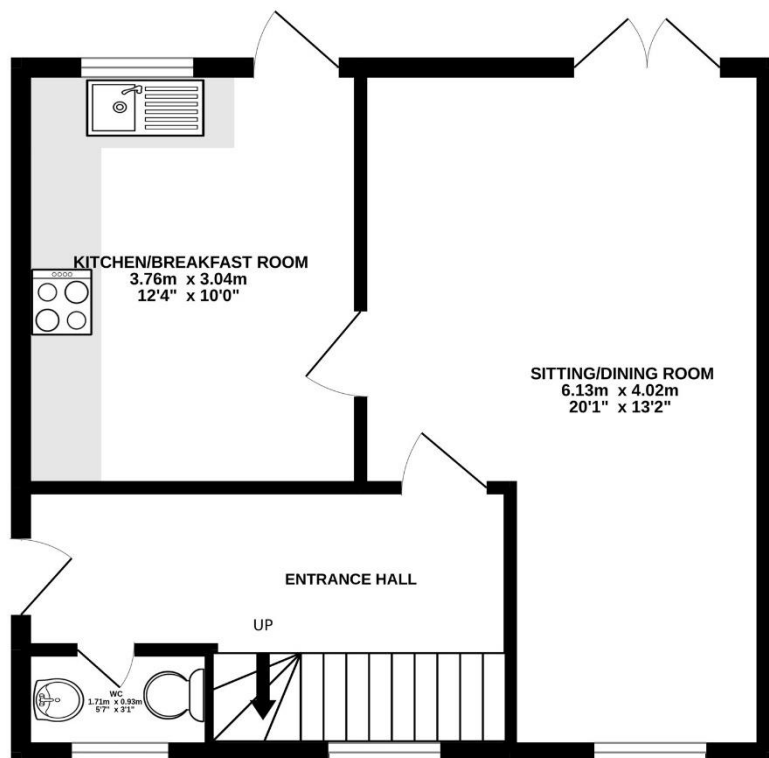




GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

15 September 2022