



**Fonthill Gifford**

**£525,000**



## Stop Street, Fonthill Gifford, Wiltshire, SP3 6QW

- Superb 1850's Character Cottage in Idyllic Wiltshire Hamlet
- Refurbished & Extended To Now Offer 1100 Sq. Ft Of Accommodation
- Perfect Weekend Retreat / Countryside Residence
- Excellent Open Plan Kitchen / Dining / Snug Room
- Cosy Sitting Room ·Fantastic External 25ft. Office / Studio
- Attractive South Easterly Facing Garden Bursting With Wildlife
- Countryside Views Of Wiltshire's Nadder Valley
- A Simply Must View Rural Home ·EPC: E

### DESCRIPTION

Believed to have been originally constructed c.1850, this delightful rural cottage has been sympathetically, stylishly and meticulously refurbished and extended by the current owner to now present a wonderful, charming and welcoming countryside home.

Arranged over two floors, the accommodation includes an entrance hall, downstairs WC, sitting room, a newly constructed open plan kitchen/dining/snug, two bedrooms and a classically presented shower room. Throughout the property are several period features that only add to the overall look and feel of this characterful property.

### LOCATION

Fonthill Gifford is a small rural hamlet located between the villages of Tisbury and Hindon. Known for it's connection to the Fonthill Estate and the Beckford's Fonthill Abbey, this idyllic location benefits from stunning country walks and is close to the popular Beckford Arms.

The nearby village of Tisbury, is the largest in Wiltshire's Nadder Valley, and has a railway station with trains direct to London Waterloo, an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, art gallery, a doctors' surgery, a dentist, a leisure centre and a recreation ground.

Hindon is a beautiful thriving village also offering excellent amenities, including a doctors' surgery, primary school, community shop and Post Office, and two public houses (The Lamb and The Grosvenor).



### SERVICES

The property benefits from mains electricity and water. The heating is oil fired central heating together with an open fire in the sitting room and wood burning stove in the new kitchen extension. There is a septic tank for drainage.

### LOCAL AUTHORITY

Wiltshire County Council Tax Band C







## OUTSIDE

An expansive gravelled area can be found directly at the rear and presents the ideal place for entertaining and alfresco dining. The superb rear garden is mainly laid to lawn and measures approx. 0.2 of an acre.

There are several specimen trees as well as an abundance of wildlife that can be seen throughout the year. The rear garden is enclosed to all sides with a mixture of fencing and hedging and also offers the most beautiful views of the surrounding Wiltshire countryside that can be enjoyed from season to season.

## TENURE

Freehold

## STAMP DUTY

To calculate the stamp duty payable on this property visit

[www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## VIEWINGS

Strictly by appointment only, with Boatwrights in Tisbury.

Please call 01747 859359.







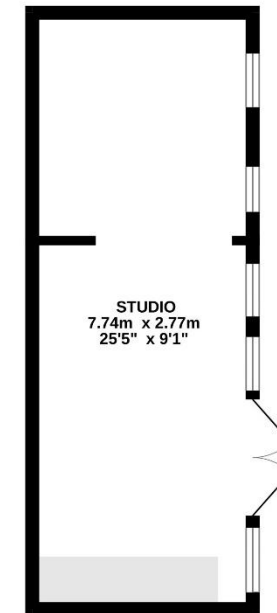
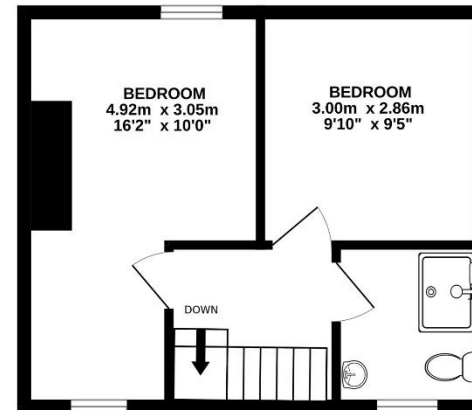
**GROUND FLOOR**  
51.5 sq.m. (554 sq.ft.) approx.

**1ST FLOOR**  
29.1 sq.m. (314 sq.ft.) approx.

**STUDIO**  
21.9 sq.m. (235 sq.ft.) approx.

**TOTAL FLOOR AREA : 102.5 sq.m. (1103 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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08 January 2024