



Dinton Road, Fovant

£450,000

Dinton Road, Fovant, Wiltshire SP3 5JW

- Set in an Idyllic Location within Desirable Village
- Within Reach of Village Amenities & Several Countryside Walks
- Large Sitting/Dining Room ·Three Bedrooms
- Ensuite to Main Bedroom & Additional Family Bathroom
- Re-Furbished & Enhanced by the Current Owner ·Garage & Parking
- Gardens Front & Back ·Countryside Views to Either Side ·EPC: E.

### DESCRIPTION

A beautifully presented detached bungalow backing onto open fields, located within a quiet spot in the heart of the village, close to amenities, with several countryside walks from the doorstep.

The accommodation which has been re-furbished and enhanced by the current owners, includes a welcoming entrance hall, large sitting/dining room with potential fireplace (subject to checking), kitchen, three bedrooms, with ensuite shower room to the main bedroom and a further family bathroom.

The property also benefits from a garden to the front and rear, ample off-road parking, a single garage, two sheds, an attractive summer house and views over the neighbouring fields.

### LOCATION

The semi-rural village of Fovant is located between Salisbury and Shaftesbury on the A30 in the Nadder Valley and is home to the prestigious WW1 Military Badges chalked in the down below Chiselbury Ring, an Iron Age Fort. The village offers recreational grounds including a playground, also present is a village hall, shop, church, an excellent pub and a well thought of doctors surgery, as well as a number of footpaths leading to stunning countryside walks.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors' surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

Tisbury 5m, Salisbury 10m, Shaftesbury 10m. Trains to London Waterloo: Tisbury (110 mins), Salisbury (85 mins).



### SERVICES

The property is connected to mains electricity, water and drainage, as well as having oil fired central heating. There was historically a fireplace which could be re-instated subject to checking.

### LOCAL AUTHORITY

Wiltshire Council Tax Band D.

### TENURE

Freehold





## OUTSIDE

The property is accessed from Dinton Road where you enter a tarmac driveway, providing off road parking for several vehicles, as well as access to the single garage with up and over door, and main front door to the property. There is a front garden, mainly laid to lawn, bordered by an array of colourful planting, as well as a side access leading to the rear.

The rear garden which can be accessed via the double doors in the back bedroom, along with the single door in the kitchen, where you step out onto a patio, providing the perfect space for the garden furniture. a paved pathway leads up to the greenhouse as well as a further patio where the summer house is located. The different paved areas allow the sun to be enjoyed throughout the day in different parts of the garden.

The rest of the garden is mainly laid to lawn with shrub borders and a raised vegetable patch, along with two garden sheds, one being new. The garden backs onto open countryside providing fantastic views throughout the different seasons.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlit/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlit/land-and-property.htm)

## VIEWINGS

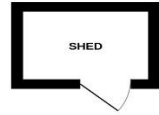
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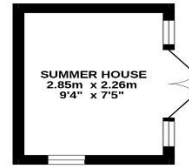




SHED  
3.0 sq.m. (32 sq.ft.) approx.



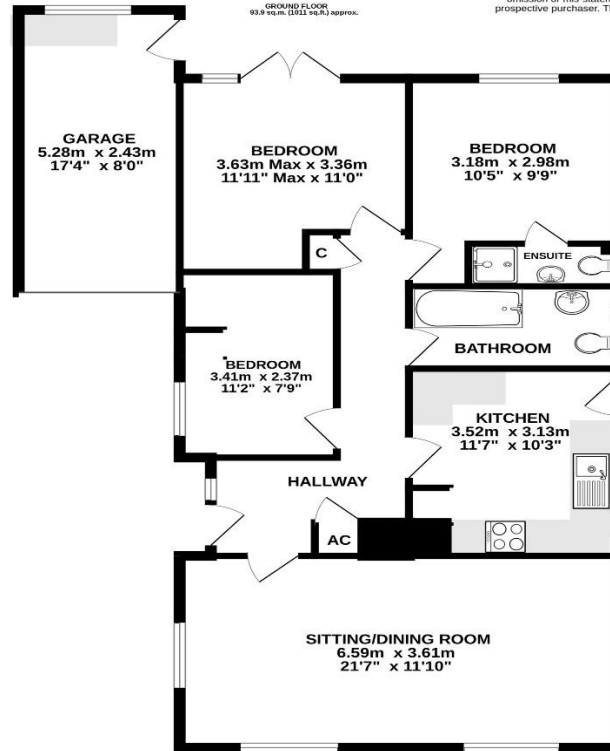
SUMMER HOUSE  
6.8 sq.m. (73 sq.ft.) approx.



**TOTAL FLOOR AREA : 103.4 sq.m. (1113 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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GROUND FLOOR  
93.6 sq.m. (1011 sq.ft.) approx.



#### 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.

09 April 2024

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk