



**FOVANT**

**Boatwrights**  
Estate Agents



# SWANSHURST

Shaftesbury Road, Fovant, Wiltshire  
SP3 5JA

## Summary Of Accommodation

Detached, Single Storey Property in Private Tucked Away Location | Within Reach of Village Amenities | Set within Private Gardens full of Wildlife | Large Open Plan Kitchen/Dining Room | Four Bedrooms with En Suite to Main | Further Family Bathroom, Plus Separate Utility | Conservatory Looking out Onto the Gardens | Double Garage & Ample Off-Road Parking | Several Countryside Walks Close By | EPC: B

## The Property

This detached residence, which is located on the edge of Fovant, in a tucked away, very private position away from neighbours, yet still within easy reach of the village amenities, and several countryside walks from the doorstep.

The well-presented accommodation spans over 2000 sq ft, includes a large kitchen diner, opening up into a separate sitting room with wood burning stove, conservatory overlooking the garden, utility room, small WC, four bedrooms, three with built in wardrobes, ensuite shower room to the main, and a further family bathroom.

Externally there is a double garage with attached garden shed, ample off road parking, and stunning gardens which surround the property.

**Services:** The property is connected to mains electricity, water and drainage, together with oil fired central heating and a wood burning stove in the sitting room.

The property also benefits from recently fitted solar panels which are owned by the property, along with a 17kw battery, reducing electricity bills dramatically. The windows have also been recently replaced by the current owners.

**Local Authority:** Wiltshire Council, Band F.

**Tenure:** Freehold





## Location

The semi-rural village of Fovant is located 5 miles to the East of Tisbury, 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 has recreational grounds including a playground, a shop/post office, a village hall, a church, a chapel, a doctors' surgery, a pub and a garage. There are numerous 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).

## Outside

The property is approached via a tarmacadam driveway to the front providing ample off road parking, with the garage to the left hand side. The property is set within a substantial, sunny garden which surrounds the house and is very private indeed. The garden is mostly laid to lawn with a selection of mature trees and shrubs. To the rear of the house is a large patio area, perfect for alfresco dining and entertaining. The garden also includes a pond with further patio, a green house, as well as a summer house looking out over the gardens. To the rear the garden adjoins open countryside with stunning views.

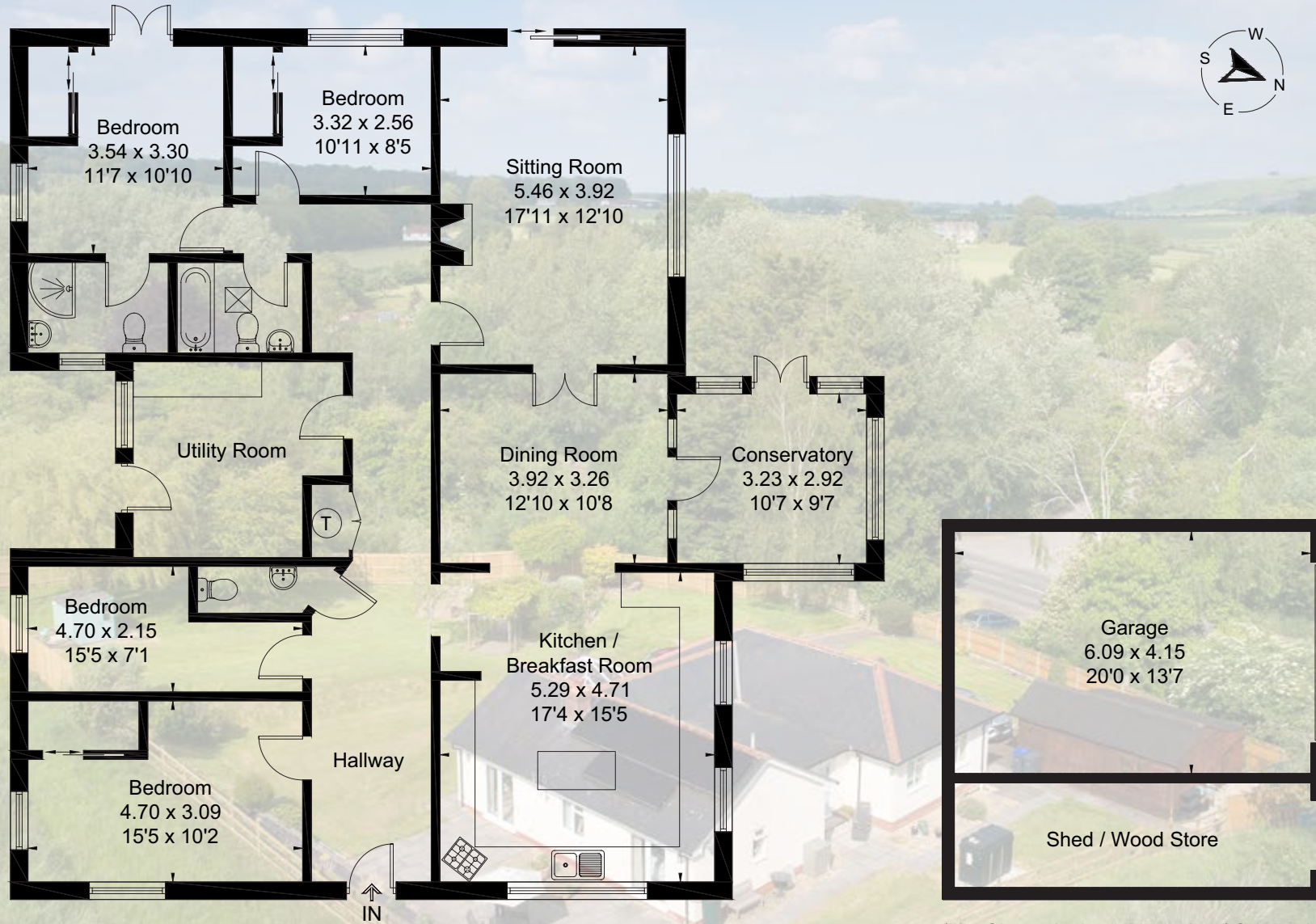
The detached garage benefits from an up and over electric door, electricity and lighting, to the side is another storage shed perfect for lawnmowers and gardening equipment.

The garden is enclosed by a mixture of wood panel and post and rail fencing, allowing maximum privacy whilst still maintaining the views over the countryside beyond.





Approximate Floor Area = 188 sq m / 2023 sq ft



(Not Shown In Actual Location / Orientation)

**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. 8th July 2024

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