



Dinton Road, Fovant

£435,000

Dinton Road, Fovant, Wiltshire SP3 5JW

- Set in an Idyllic Location within Desirable Village
- Within Reach of Village Amenities
- Stunning Countryside Views to Front and Rear
- Kitchen/Dining Room
- Large Sitting Room
- Two Double Bedrooms, One Bathroom
- Garage, Plus Ample Off Road Parking
- Generous Rear Garden Backing Onto Open Fields
- No Onward Chain
- EPC: E.

DESCRIPTION

A detached bungalow backing onto open fields, within the heart of the village, close to amenities, and several countryside walks.

The well-appointed accommodation which was refurbished by the current owners in 2016, includes a welcoming entrance hall, large sitting room with fireplace (subject to checking), kitchen with room for a small dining table, two double bedrooms, one bathroom and a separate WC.

The property also benefits from a garden to the front and rear, ample off-road parking, a single garage 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. A new oil boiler was installed in 2023.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.

TENURE

Freehold





OUTSIDE

The property is accessed from Dinton Road where you enter a recently laid 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 has a generous patio, providing the perfect space for the garden furniture. The rest of the garden is mainly laid to lawn with shrub borders and a small vegetable patch. 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/sdlt/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights.

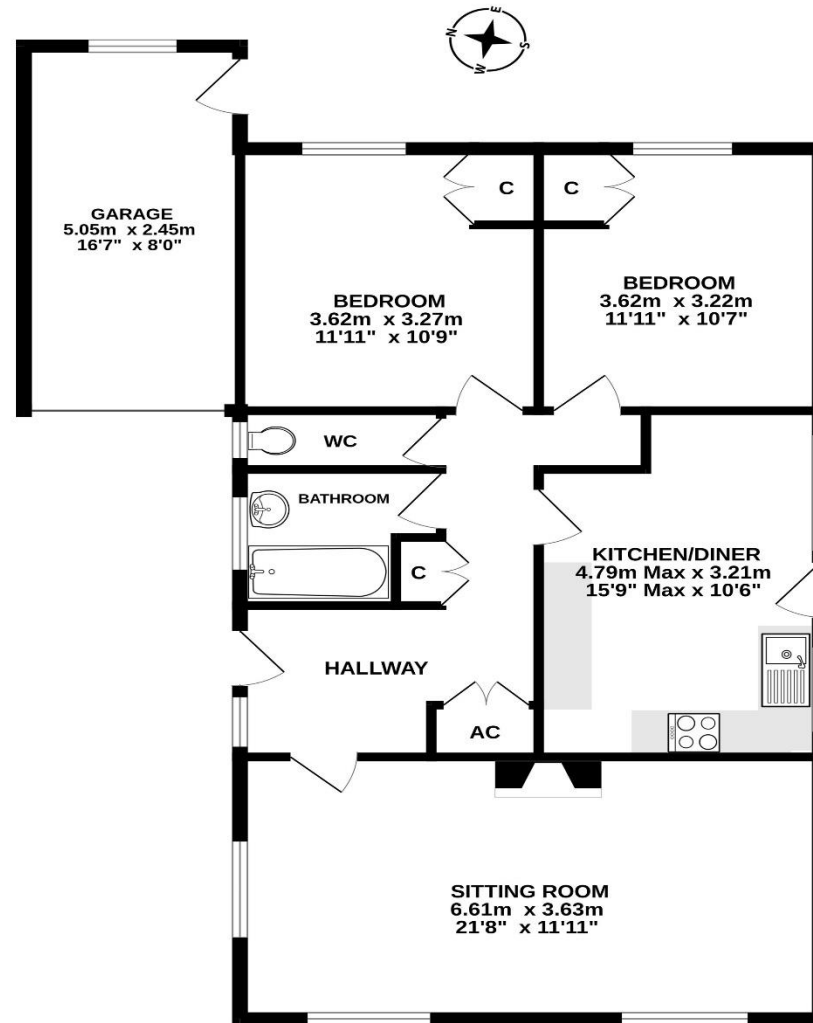
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01747 859 359. www.boatwrights.co.uk.





GROUND FLOOR
91.4 sq.m. (984 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (984 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.

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