



Green Drove, Fovant

£475,000

Green Drove, Fovant, Wiltshire SP3 5JQ

- **Attractive Stone Built Barn Conversion**
- **Rural Setting in Sought After Village**
- **Several Countryside Walks & Views of the Fovant Badges**
- **Kitchen Breakfast Room with additional Dining Room**
- **Three Bedrooms, Two Bathrooms**
- **Sitting Room with Open Fireplace**
- **Separate Utility, WC & Study**
- **Gardens to Front & Rear**
- **Garage & Parking**
- **EPC: D.**

DESCRIPTION

Located on green drove, this attractive stone-built barn conversion, providing a fantastic rural lifestyle, with several countryside footpaths accessed from the doorstep, whilst still in reach of the local village amenities.

The spacious accommodation includes a kitchen/breakfast room, opening up into a large dining room with access into the garden, separate utility, downstairs WC, sitting room with open fire place, additional study, three bedrooms with ensuite to master, a further family bathroom, and a landing area providing additional space.

Externally there are gardens to the front and rear, single garage with further shelter attached and countryside views of the Fovant Badges.

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 house is connected to mains water, drainage and electricity. There is oil fired central heating and an open fire in the sitting room. The hob in the kitchen is fuelled by gas.

LOCAL AUTHORITY

Wiltshire Council Tax Band E.

TENURE

Freehold





OUTSIDE

The property is located on Green Drove where there is a community of properties surrounded by open countryside.

To the front of the property is a single garage with up and over door, with a further shelter to the side and a driveway providing off road parking. A paved pathway then leads up to the front door. The front garden is a mixture of lawn and mature shrubs providing colour and life.

The rear garden can be accessed from the dining area, where you step out onto a large patio, providing a great space for the garden furniture. Beyond this is an area of lawn and further shrubs.

The gardens are enclosed by wooden panel fencing, and mature hedging. There is both a greenhouse and a shed in the rear garden.

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

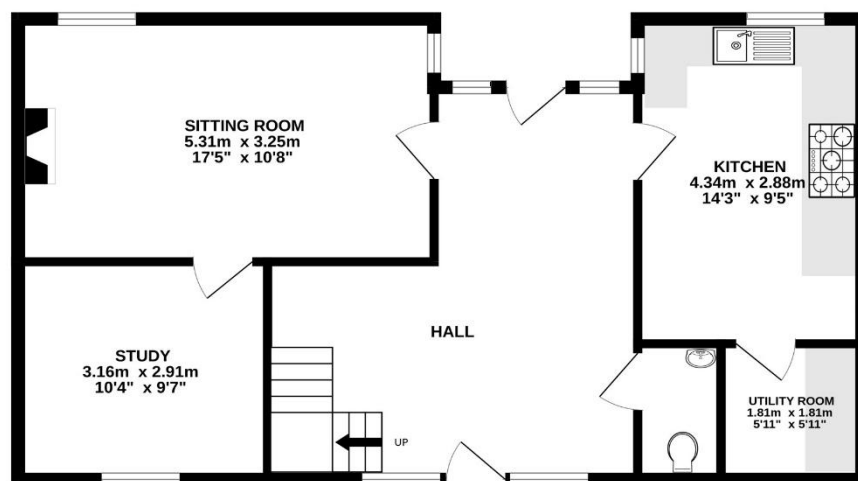
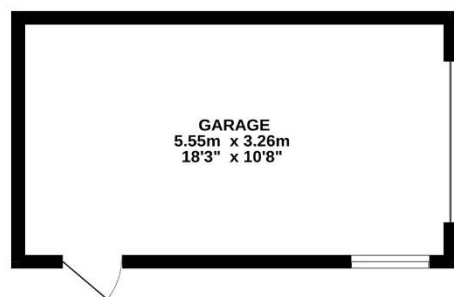
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01747 859 359. www.boatwrights.co.uk.

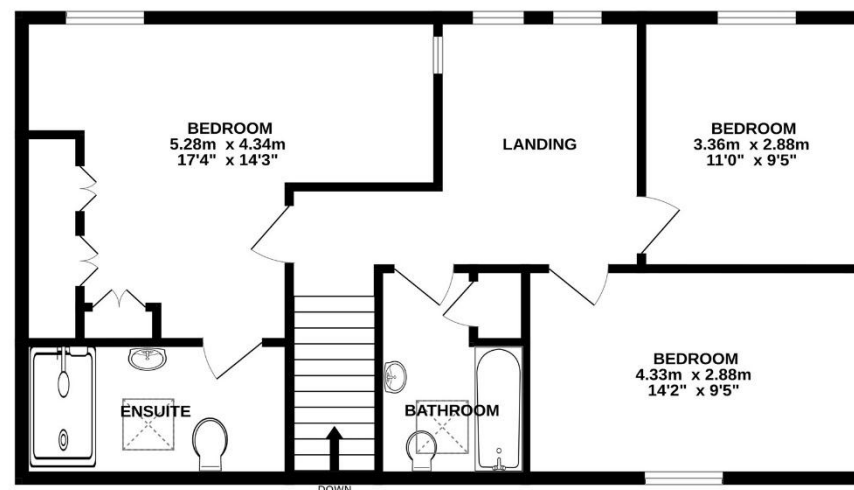




GROUND FLOOR
82.1 sq.m. (884 sq.ft.) approx.



1ST FLOOR
66.8 sq.m. (719 sq.ft.) approx.



TOTAL FLOOR AREA : 148.9 sq.m. (1603 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.

01 August 2023