





The Rectory Shaftesbury Road, Fovant, Wiltshire, SP3 5JA

- Detached period house
- Coach House Outbuilding with Garage
- Village centre location
- 4 bedrooms & 2 bath/shower rooms
- Private Driveway
- Large gardens bordering a tributary of the River Nadder
- Newly-fitted kitchen
- 3 reception rooms

The Property

The Rectory is a detached period double-fronted house set in attractive grounds bordering a tributary of the River Nadder. The well-presented accommodation includes an entrance hall, sitting room, drawing room, study, large kitchen/dining room with a newly fitted kitchen and utility room. On the first floor are 4 bedrooms, 3 of which are good sized doubles, and two bath/shower rooms. To the rear of the house is the Coach House comprising a single garage and stables.

The mature and delightful gardens wrap around the house on three sides, with lawns, flower borders and a patio. There is parking for several vehicles on the driveway.

Location

Set in the Nadder Valley, the village has a post office/shop, pub, garage and doctors surgery. The neighbouring village of Dinton has a popular primary school. Tisbury (4 miles) has good facilities including shops, doctors surgery, library, school, pubs & cafes, leisure centre and a mainline train station to London Waterloo (journey time of approximately 2 hours).

The city of Salisbury (11 miles) has an excellent range of shopping, educational, leisure and cultural facilities. Salisbury also boasts a well-thought of Playhouse and twice-weekly charter market and there are a number of primary and secondary schools, both private and state, including boys and girls grammar schools

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

A substantial period detached house with attractive gardens and outbuildings set in a private location in the centre of this popular village.

Size: 2,695 sq ft inc. outbuilding

Council Tax: Wiltshire £3198.06 (24/25), Band F



4



3



2



4

Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

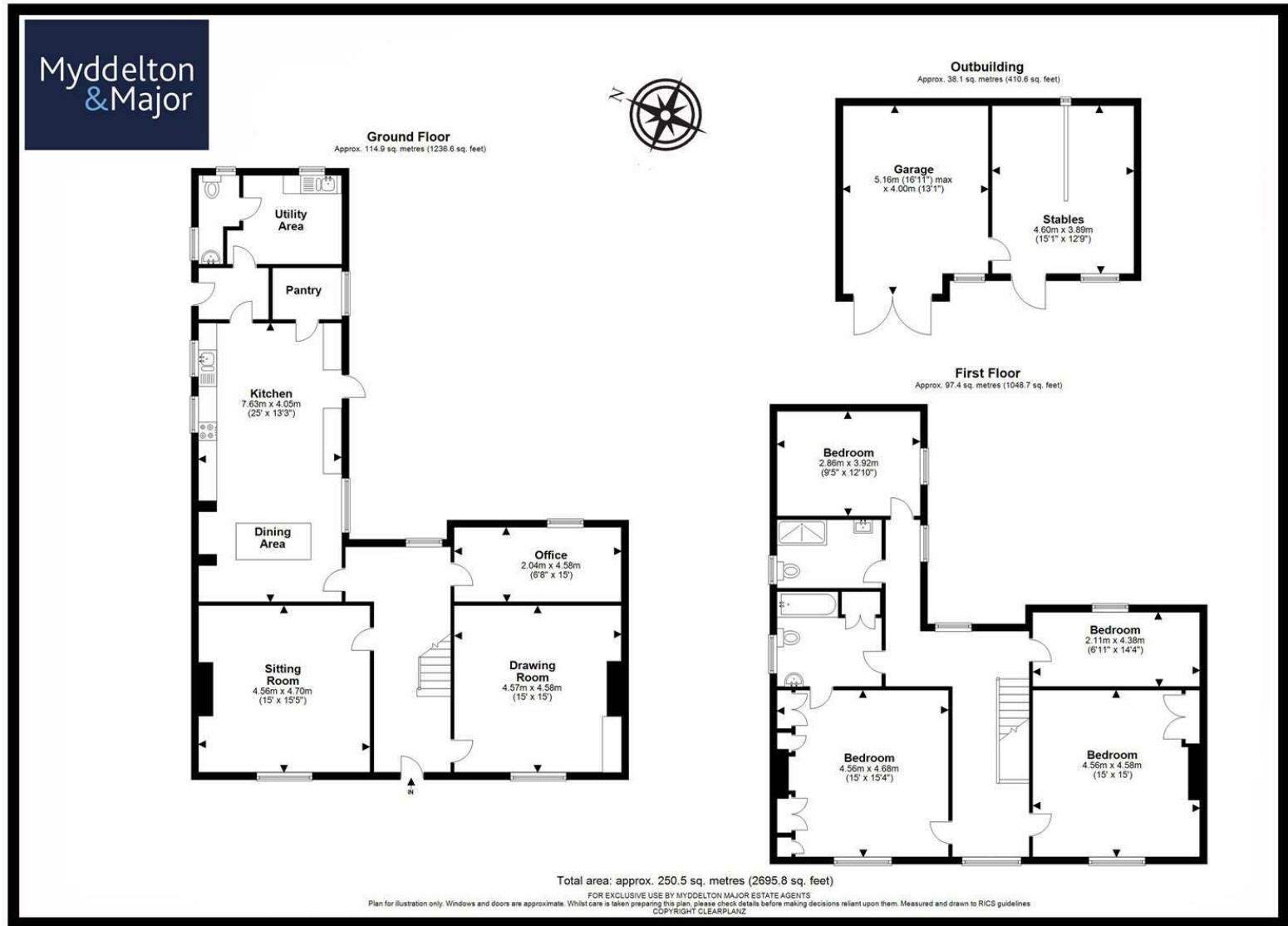
Services: Mains electricity, water and telephone. Oil fired central heating and hot water.

Other Fees: See Website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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