

Myddelton&Major

Gervase House
FOVANT





A detached five bedroom, spacious house with delightful gardens, and double garage.

Tenure: **Freehold**

Size: **2,173 ft²**

EPC Rating: **C (74)**

Council Tax Band: **F**



5



2



3



6

Services - Mains electricity, water & drainage. Oil fired central heating. Solar. EV charging point.

Salisbury 11.7 Miles



A303 6.1 Miles



Shaftesbury 11.0 Miles



Tisbury 4.0 Miles

Gervase House, Dinton Road Fovant, Wiltshire, SP3 5JW

- Detached House
- Double Garage
- Ample Parking
- Five Bedrooms
- Three Bathrooms
- Popular Village
- Rural position
- AONB
- Solar
- Delightful Gardens

The Property

Gervase House is a well-presented and deceptively spacious home, set back from the road in the heart of a sought-after Nadder Valley village and within the stunning Cranborne Chase Area of Outstanding Natural Beauty (AONB) and built by the current owners in the mid-1980s, the property enjoys a peaceful position and offers direct access to exceptional countryside walks right from the doorstep.

Constructed with attractive traditional Bradstone elevations, the house blends naturally into its surroundings and is complemented by a charming and well-established garden.

Since its original build, the property has been thoughtfully extended, resulting in superb internal living space that caters to modern family life while retaining its rural charm.

Upon entering Gervase House, you step into a welcoming entrance porch which opens onto a mezzanine. Descending the stairs, a door immediately to the right leads to a cloakroom. The lower hallway provides access to the main living spaces. Double doors open into the principal reception room, a spacious, triple-aspect living area featuring a Villager wood-burning stove set. Sliding patio doors open onto the rear garden, allowing for seamless indoor-outdoor living. An arched opening leads through to the dining room, which has been extended to create a pleasant seating area that boasts a vaulted ceiling and a second wood burner. This space is filled with natural light and enjoys garden views.

The kitchen/breakfast room is well-appointed with a range of floor and wall units, granite work surfaces, A central island with a breakfast bar.

A separate doorway from the kitchen leads into a utility room. To one side, a door opens onto a boot room with access to the front of the property.

From the mezzanine floor a short staircase leads to the first floor landing. The principal bedroom is double-aspect room with a private balcony, offering elevated views over the garden and surrounding countryside. An en-suite shower room with underfloor heating. The guest bedroom is a generous double room with an en-suite shower room. There are three further bedrooms and a family bathroom again with underfloor heating.









Outside

The tranquil position approached via a quiet village road onto a herringbone brick driveway that provides ample off-road parking.

To the side of the double garage, there is additional space suitable for parking a campervan or boat. The driveway is bordered by well-stocked flower and shrub beds creating an attractive and welcoming frontage.

To the rear of the property, a raised decked terrace is accessed via both the kitchen/breakfast room and the extended dining/snug area, providing a wonderful space for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn and beautifully planted with a range of mature trees, including a stunning Acer (maple) and a Dawn Redwood—a rare deciduous conifer that is particularly eye-catching throughout the seasons.

Pathways meander through the garden, which gently slopes with the contours of the valley, leading to a lower garden area. Here, you'll find further lawn, a terraced section planted with a variety of shrubs and ornamental bushes, and a gravel pathway that loops back up to the main lawn.



Location

Fovant is a pretty village in the sought-after Nadder Valley. The village has a pub, garage and doctors surgery, which are all within walking distance of the property.

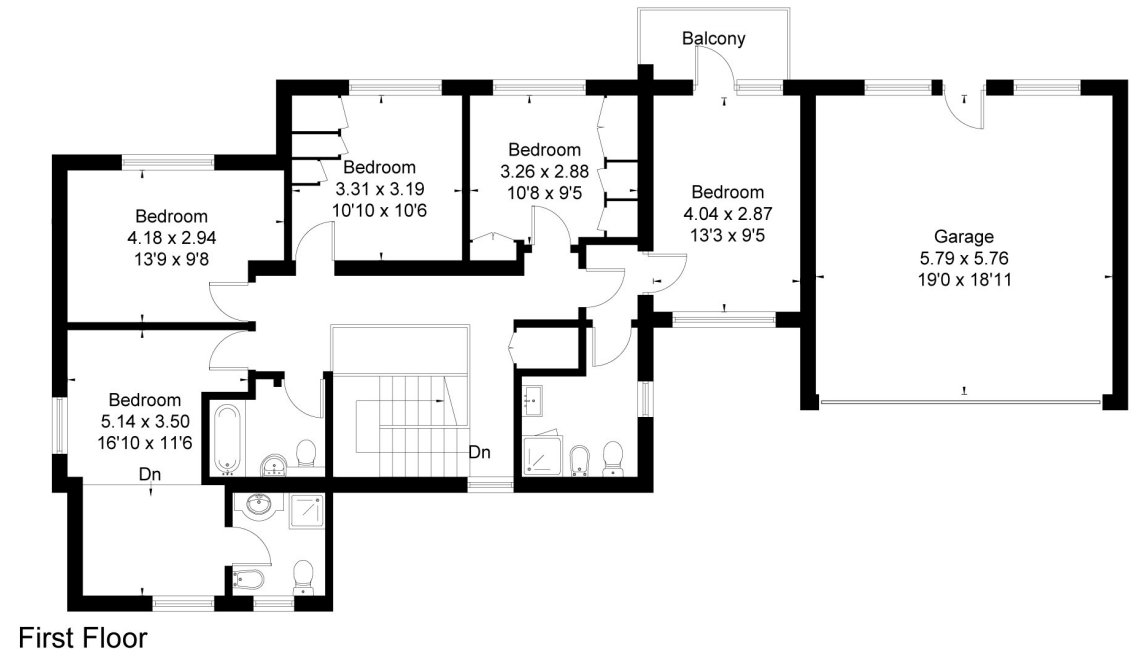
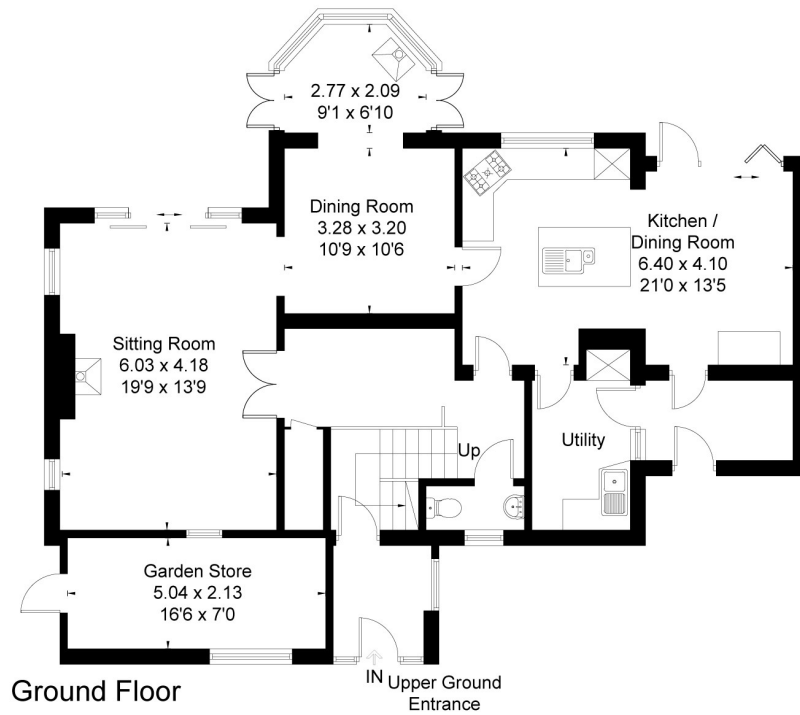
The neighbouring village of Dinton has a popular primary school. For more comprehensive amenities, nearby Tisbury has a range of facilities including shops, doctors surgery, library, school, churches, pubs, florist, cafés, wine merchant/bistro, Messums Art Gallery and an outdoor lido and leisure centre.

Tisbury also benefits from a mainline train station to London Waterloo (journey time of approximately 2 hours). The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities.

Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

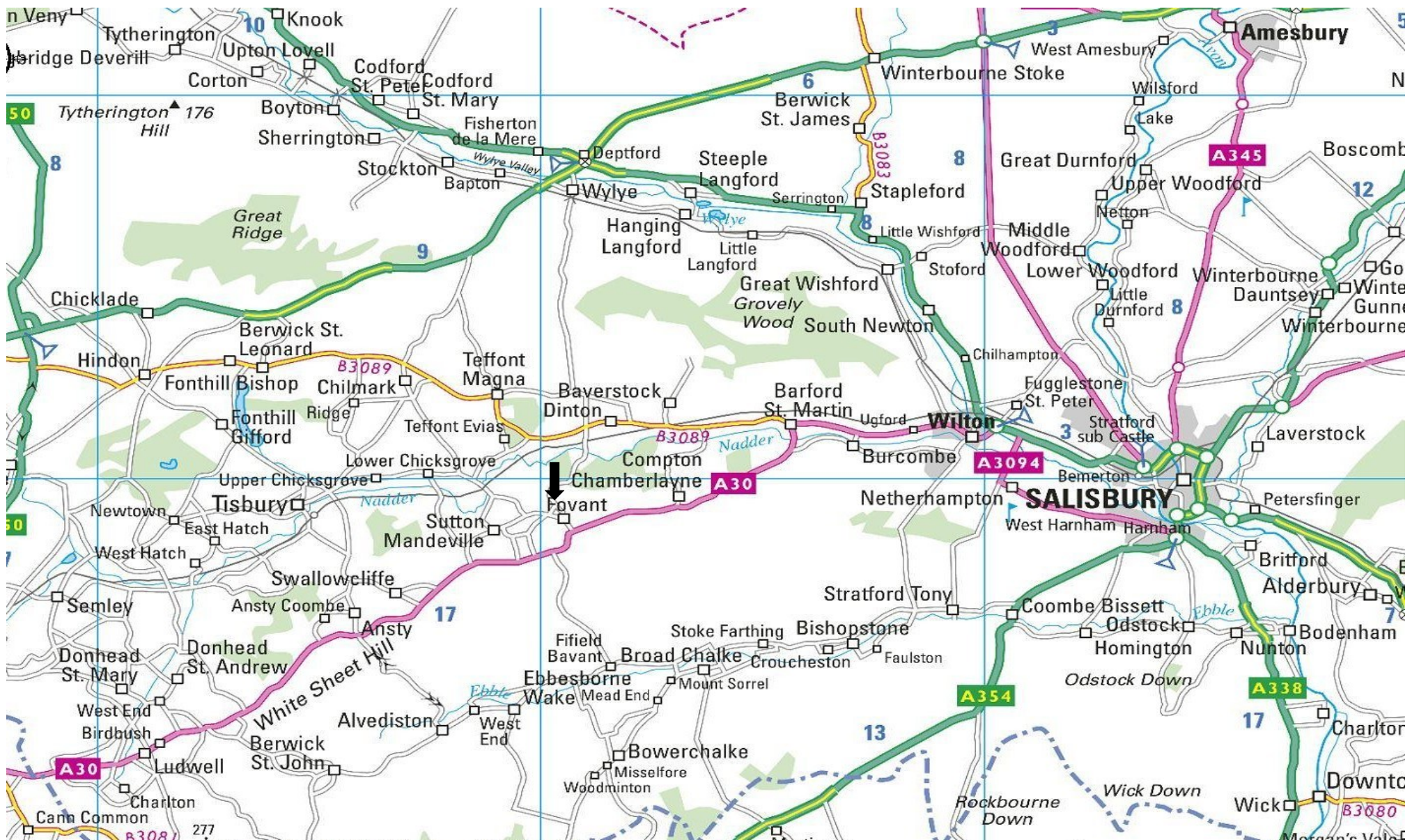


Approximate Floor Area = 201.9 sq m / 2173 sq ft
 Outbuildings = 44.2 sq m / 476 sq ft
 Total = 246.1 sq m / 2649 sq ft
 (Including Garage / Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90529



Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 575 residential@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between