

Knapp Cottage, Dinton Road, Fovant, Salisbury, Wiltshire, SP3 5JW

What 3 Words: [///recently.birdcage.assets](#)



Key Features

- Detached Cottage
- Three Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Study
- Bathroom plus WC

Tenure: Freehold | **EPC Rating:** | **Council Tax Band:** |

Services: Mains electricity, water & sewage. Oil fired central heating

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.

Inside the Home

The cottage provides generous and versatile accommodation extending to an impressive overall square footage, offering excellent flexibility for a variety of lifestyles. Whilst the property would benefit from updating, it presents a rare opportunity to create a truly special home which could be tailored to individual tastes and requirements. Accommodation to the ground floor comprises; Hall, kitchen/breakfast room, sitting/dining room, bedroom, study, WC, outer hall. To the first floor there are two double bedrooms, served by a bathroom. One of the standout features of Knapp Cottage is its outstanding garden. Knapp Cottage is a rare opportunity to acquire a characterful detached village home with enormous potential, set within an exceptional plot in one of south Wiltshire's most desirable villages.

Outside Space

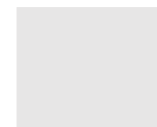
A superb and thoughtfully designed rear garden enjoys a sunny aspect throughout the day and provides a wonderful extension to the living space. Immediately to the rear of the property is a paved patio, ideal for outdoor dining and entertaining, leading onto a level lawn bordered by raised beds beautifully planted with an array of cottage-style flowers, shrubs and established planting. A large garden shed is positioned to the rear, offering excellent storage. The charming sunroom enjoys elevated views across the village. Steps to the side of the sunroom descend to the lower section of the garden, which is principally laid to lawn and enjoys a delightful setting on the banks of the brook, offering a particularly picturesque and tranquil backdrop.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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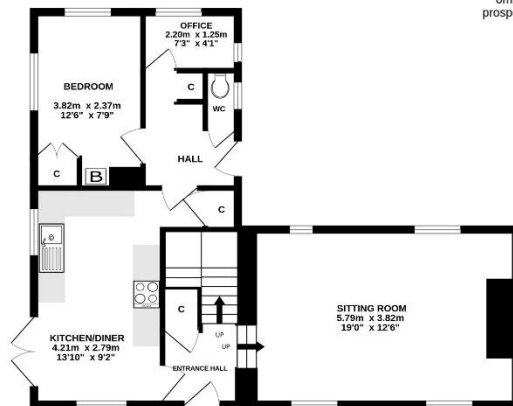
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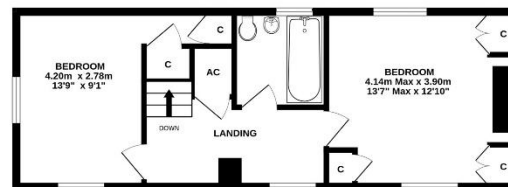
GROUND FLOOR
58.5 sq.m. (629 sq.ft.) approx.



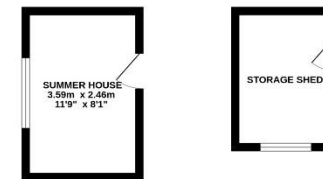
TOTAL FLOOR AREA : 114.4 sq.m. (1231 sq.ft.) approx.

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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1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.



OUTBUILDINGS (NOT IN ACTUAL LOCATION)
15.4 sq.m. (165 sq.ft.) approx.



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.

15 May 2026