





Levers Cottage, Shaftesbury Road, East Knoyle, Salisbury, Wiltshire, SP3 6AR

What 3 Words: ///olive.charmingly.decimals



Key Features

- No Forward Chain
- Garage & Parking
- Popular Village Location
- Spacious Sitting Room
- Enclosed Rear Garden

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

Services: Mains Electricity, Water & Drainage are connected. Oil Fired Central Heating.

Location

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350. East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also a number of footpaths within the village to be enjoyed throughout the seasons. The area is also very popular because of the excellent selection of schools at all levels. There are popular primary schools in the local villages and Salisbury has retained its grammar schools. Public schools in the area include Warminster, Port Regis, Bryanston, Sandroyd, Canford and Sherborne.

Inside the Home

The property is entered into a porch leading into the hallway, which has a door opening into the spacious sitting room. The sitting room has a large focal fireplace with a wood burner, and a door leading into the well-equipped kitchen. At the rear of the property is a conservatory, as well as a rear porch and a cloakroom.

Upstairs, the property offers three bedrooms. The main bedroom is a good sized double bedroom, and provides fitted wardrobes and storage, with one further double bedroom and a single bedroom. The family bathroom is fitted with a three-piece suite.

Outside Space

To the front of the property is a small front garden, with a path to the front door and side access leading to the rear garden. The rear garden is low maintenance, with a small lawn and shrubbery. A gate leads to the road behind, where the parking and garage is accessed.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

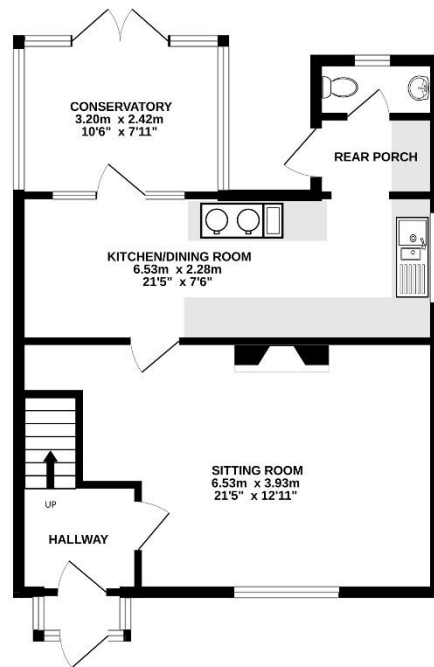
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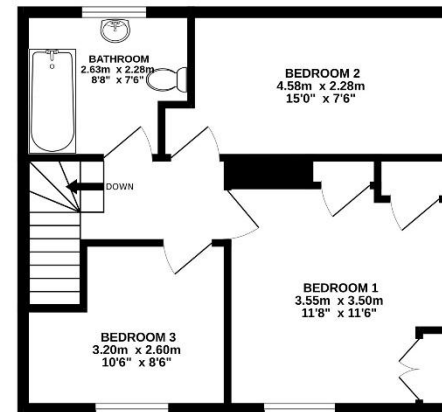




GROUND FLOOR
52.5 sq.m. (565 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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10 March 2026