







## Key Features

- Stone Built Cottage in Quiet Village Location
- Within Reach of Village Amenities
- Several Stunning Countryside Walk from the Doorstep
- Kitchen Breakfast Room, Good Sized Sitting Room
- Three Bedrooms (One on Ground Floor)
- Family Bathroom, Further WC
- Workshop & Garage
- Gardens & Ample Off Road Parking
- No Onward Chain
- EPC: Awaited

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

**Services:** The property is connected to mains electricity, water and drainage, along with 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.

Tisbury 5m, Salisbury 10m, Shaftesbury 10m. Trains to London Waterloo: Tisbury (110 mins), Salisbury (85 mins).

## Inside the Home

Brought to the market for the first time in over 50 years, an attractive stone cottage, located in a quiet, tucked away position, on the edge of the village, within easy reach of village amenities, with several stunning countryside walks from the doorstep.

The well-cared for accommodation, which would now benefit from modernisation includes a welcoming entrance hall, kitchen/breakfast room, sitting room with potential fireplace (subject to checking), downstairs bedroom with ensuite WC, further family bathroom, two further bedrooms to the first floor along with a spacious landing with further potential.

Externally there is a workshop with WC, single garage and garden shed to the rear, along with ample driveway parking and gardens front and rear.

## Outside Space

The property is located on Brook Street, a quiet tucked away lane which leads into several stunning walks, where you enter via private handmade gates, into a tarmac driveway, providing parking for several vehicles and access to the single garage and workshop.

The mature gardens, which wrap around the property sit on a plot of approximately 0.17 of an acre, with the front mainly laid to lawn, planted beds and a path leading from Brook Street up to the front door. Further gardens to the side then leads around to the larger south facing rear garden, which can also be accessed from the double doors in the kitchen/breakfast room, where there is a patio, further area of lawn, as well as a productive vegetable patch. The gardens are enclosed by walling and mature hedging.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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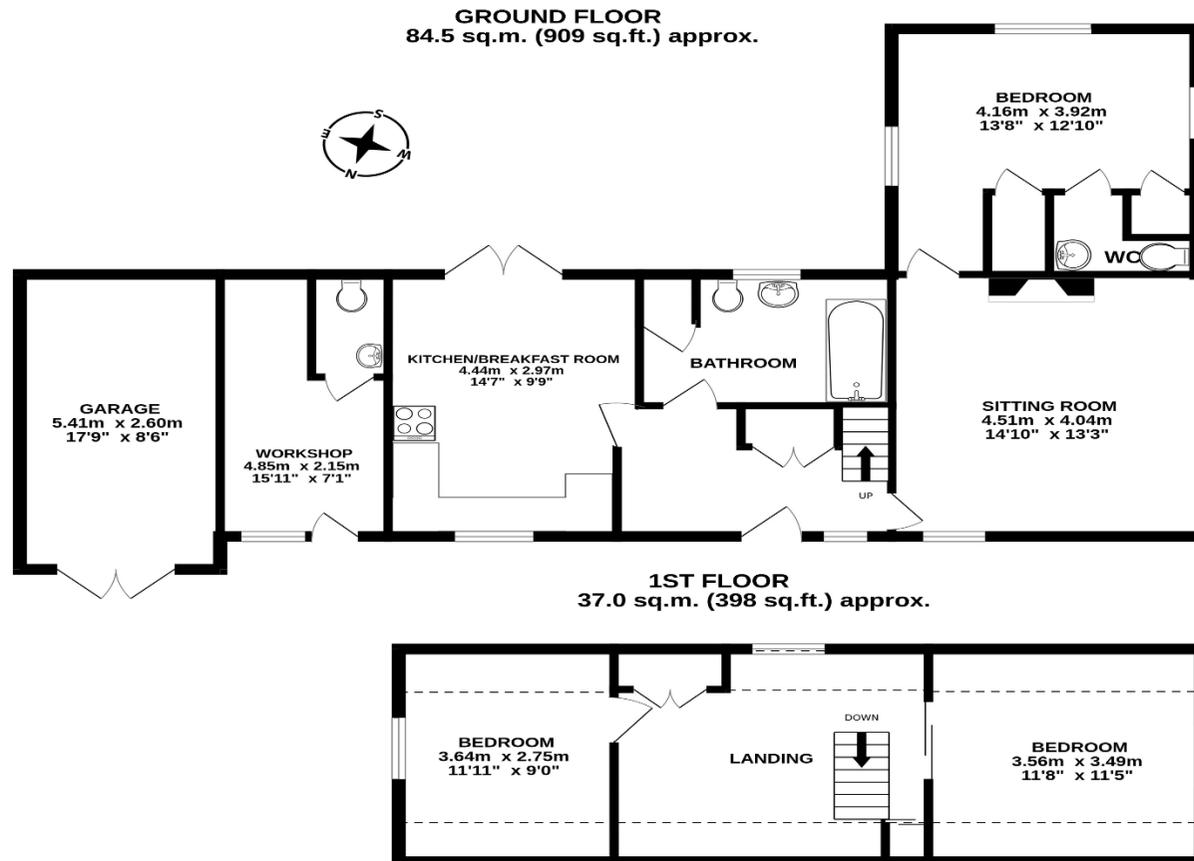




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**TOTAL FLOOR AREA : 121.4 sq.m. (1307 sq.ft.) approx.**

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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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.

**08 January 2026**