



Shaftesbury Road, Fovant

£725,000

Shaftesbury Road, Fovant, Wiltshire SP3 5JA

- A Spacious, Detached Bungalow which has Undergone Substantial Refurbishment
- Located on Edge of Village, Still in Reach of Amenities
- Large Open Plan Kitchen/Diner with Bi-Folding Doors onto Patio
- Sitting Room with Access to the Outside Terrace
- Additional Office/Gym
- Three Bedrooms All with Built in Storage
- Garage, Storage & Driveway Parking
- Luxury Ensuite to Main Bedroom Plus Additional Family Bathroom
- Attractive Gardens that Wrap Around Property
- EPC: E.

DESCRIPTION

This spacious, detached bungalow located on the edge of the sought-after village of Fovant, has been tastefully re-furbished throughout by the current owners, creating open plan modern living.

The beautifully presented accommodation includes a welcoming entrance hall, large open plan kitchen/dining room, with bi-folding doors into the garden, spacious sitting room with gas fire and double doors with access to the outside terrace, three double bedrooms, all with built in storage, luxury ensuite to the main bedroom with both separate bath and shower and a further family bathroom.

Externally the property benefits from a larger than average single garage with additional storage area, a converted office/gym, off road parking and gardens to the front and rear, all backing onto neighbouring countryside, close to several picturesque walks.

LOCATION

The semi-rural village of Fovant is located 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 offers recreational grounds including a playground, also present is a village hall, shop, church, a pub and a well thought of doctors surgery, as well as a number of 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).



SERVICES

The property benefits from mains water, electricity and drainage. There is oil fired central heating and a gas fired stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax Band F.





OUTSIDE

The property is set in a tucked away location on the edge of the village, yet still close to amenities, where you enter a driveway providing parking for several vehicles as well as access to the single garage, with electric controlled up and over door, power and lighting. Steps then lead up to the front door.

The garden wraps around both sides of the property as well as to the rear. The front has been laid with woodchip with a number of mature shrubs providing colour and life. The side and rear are mainly laid to lawn again with a number of planted shrubs. There is also a large patio providing the perfect space for outside entertaining, which is accessed via the large bi-folding doors in the kitchen/dining room.

There is access to both sides of the property and it is enclosed by a mixture of wooden panel fencing and mature hedging.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

TENURE

Freehold

VIEWINGS

Strictly by appointment, only with Boatwrights.

Please do get in touch to ask us about our 'Safe Viewings

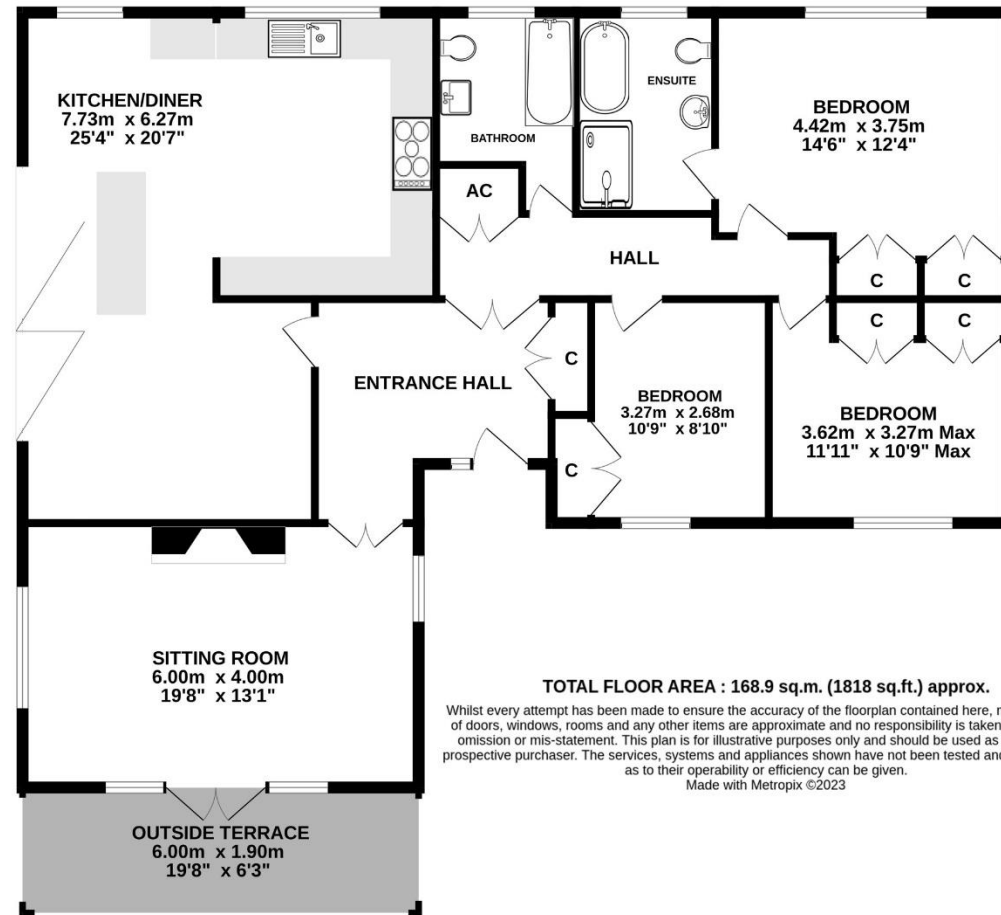
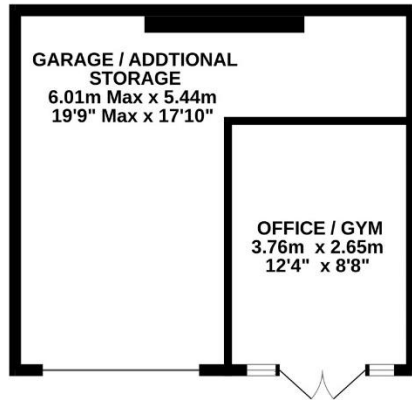
Guidelines' 01747 859 359. www.boatwrights.co.uk.



LOWER GROUND FLOOR
32.2 sq.m. (346 sq.ft.) approx.



GROUND FLOOR
136.7 sq.m. (1471 sq.ft.) approx.



TOTAL FLOOR AREA : 168.9 sq.m. (1818 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.
Made with Metropix ©2023

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.

19 October 2023