



FOVANT

Boatwrights
Estate Agents



FOVANT ELM

Tisbury Road, Fovant, Salisbury
SP3 5JY

Summary Of Accommodation

A Beautiful mid-18th Century, Grade II Listed Village Home | Idyllic Nadder Valley Village Location | Over 2000 Sq Ft Of Exceptionally Presented, Flexible Accommodation | Approx. 0.2 Acre Plot | Three Reception Rooms | Four Bedrooms & Two Bathrooms | Conservatory / Sun Room | Attractive, Private Gardens | Off Road Parking & Garage | EPC: Exempt

The Property

Believed to date back to the mid-18th century, and once a general store/cafe where World War I soldiers used to meet, Fovant Elm presents a simply wonderful, characterful, charming village home that is presented in immaculate fashion throughout.

Offering over 2000 sq. ft. of flexible accommodation and arranged over three floors, the property presents a truly idyllic, exciting, peaceful and welcoming home.

The internal space comprises an entrance hall, conservatory, sitting room, dining room, snug, kitchen/breakfast room, utility and downstairs WC. Upstairs is a family bathroom and four excellently sized, light and bright bedrooms with the principal bedroom providing en suite facilities. There are two wood burners and a inglenook fireplace.

Services: The property is connected to mains water, drainage and electricity. There is oil fired central heating along with fireplaces in both the dining room and the sitting room.

Local Authority: Wiltshire Council, Band G.

Tenure: Freehold

Viewings: Strictly by appointment, only with Boatwrights.
01747 859 359.
www.boatwrights.co.uk





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).

Outside

Fovant Elm is accessed off of the Tisbury Road where you enter wooden gates opening up to the off road parking, enough for at least a couple of vehicles, as well as access to the detached single garage with double opening doors. A pathway then leads around to both the front and side doors. There is also a front gate leading to the front of the house.

The property sits fairly central within its plot having garden to all sides. The main garden is mainly laid to lawn with several flower beds, full of mature planting showing off a range of different colours throughout the different seasons. A summer house, well positioned to catch the summer sunshine, looks out over the garden.

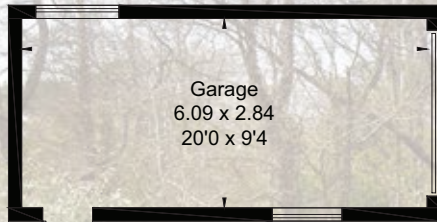
The rest of the garden has been designed with ease of maintenance with colourful flower beds and three patio areas around the house.

The Gardens are enclosed to all sides with mature hedges. And there is a small wood store.

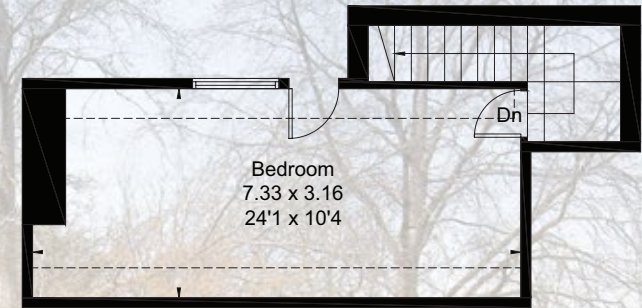




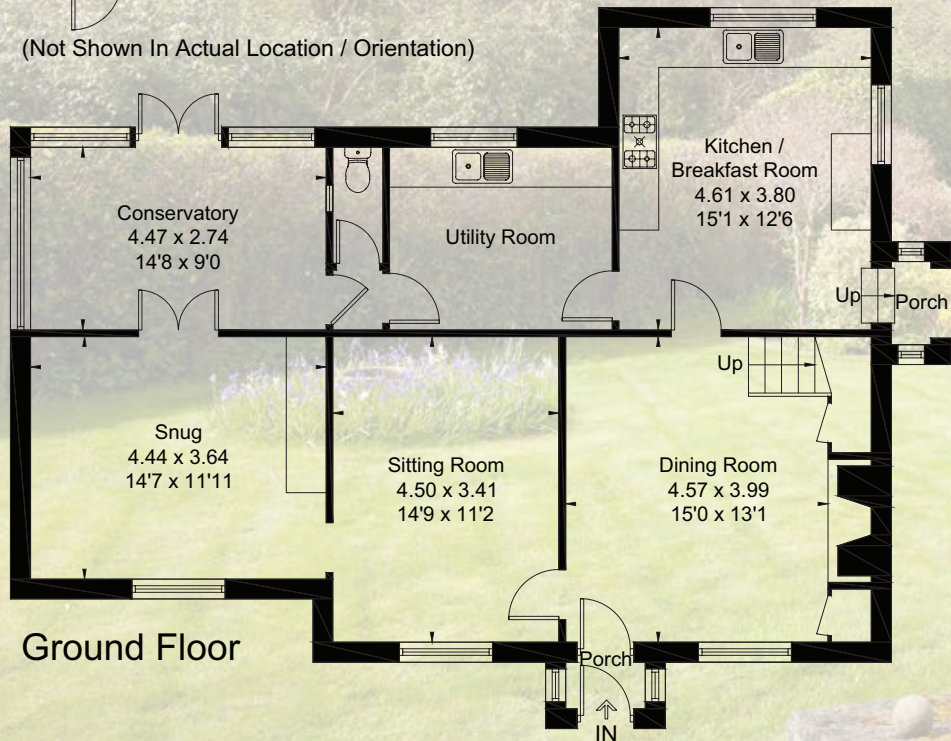
Approximate Floor Area = 208.5 sq m / 2244 sq ft



(Not Shown In Actual Location / Orientation)



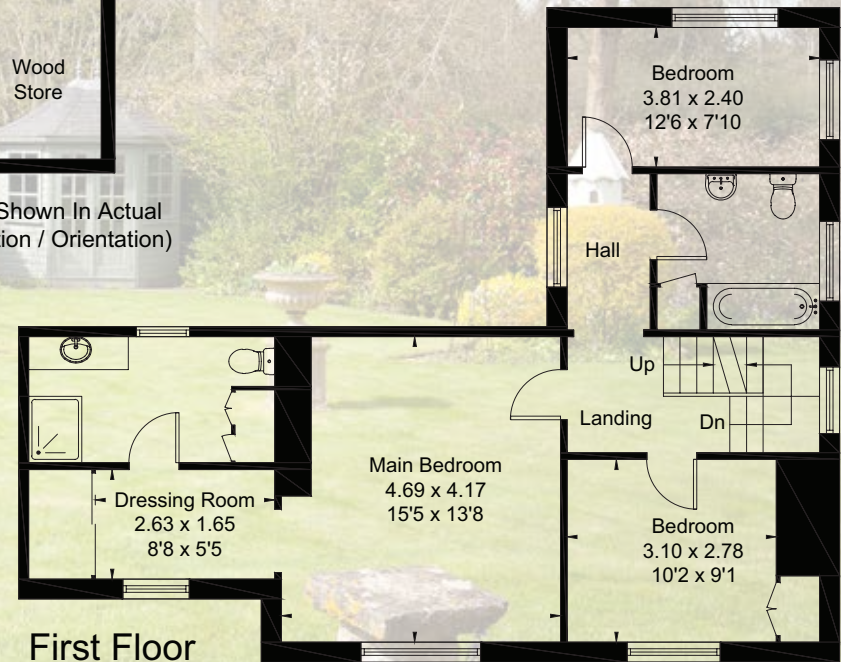
Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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. 15th April 2024

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