



West Farm Cottages, Fovant

£410,000

West Farm Cottages, Fovant, Wiltshire SP3 5LJ

- Fantastic Village Residence ·Breath-taking Views of the Surrounding Nadder Valley
- Large Sitting Room with Woodburning Stove ·Kitchen/Diner with AGA & Utility
- Downstairs Double Bedroom with Ensuite Shower Room
- Two Further Bedrooms, Served by Family Bathroom
- Mature Gardens Front & Rear Offering Privacy ·Parking ·No Onward Chain ·EPC: D.

DESCRIPTION

A delightful three-bedroom terraced cottage located on the edge of the sought after Nadder Valley village of Fovant offering stunning far reaching countryside views, and walks from the doorstep.

The accommodation which has been re-furbished in recent years and beautifully maintained by the current owner includes a large sitting room with wood burning stove, kitchen with AGA & separate cooker, large cupboard housing the utilities, a downstairs double bedroom with ensuite shower room, and two further bedrooms on the first floor, served by a family bathroom.

Externally there is gardens front and rear, as well as parking to both the front and rear of the house.

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).



SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating, as well as a wood burning stove in the sitting room, and an AGA in the kitchen.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold





OUTSIDE

To the front of the property is a well established lawn and shrub borders, with a pathway leading to the front door. From here spectacular views of the Nadder Valley can be enjoyed throughout the day and indeed throughout the seasons.

The rear the property provides a spacious patio, perfect for the garden furniture, with several raised beds providing a great space for vegetables or colourful planting. The rest of the garden is mainly laid to lawn, all enclosed by wooden panel fencing and a wooden gate to the rear, wide enough for vehicular access, backing onto the arable fields behind.

Vehicular access can also be gained via the back of the property in which the current owner has an peppercorn agreement with the local land owner for the end part of the garden.

STAMP DUTY

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

VIEWINGS

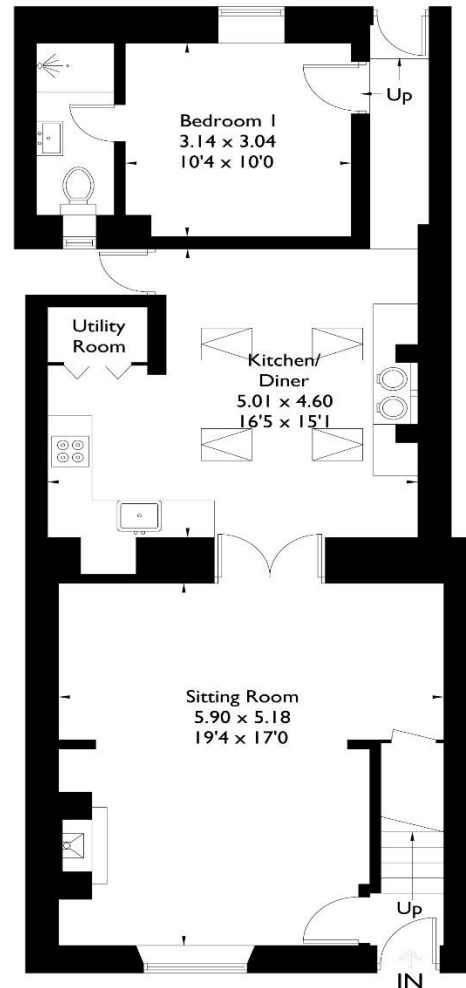
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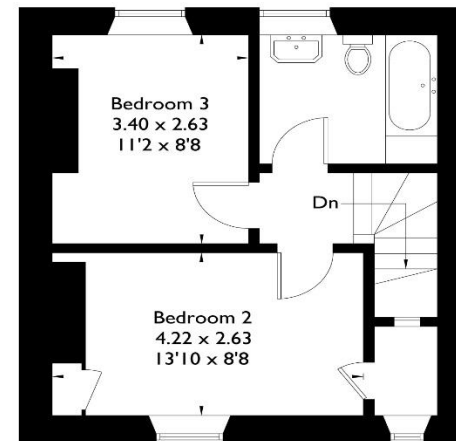


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Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 197091

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

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