



The Rings, Fonthill Bishop

£495,000

# The Rings, Fonthill Bishop, Salisbury, Wiltshire SP3 5SQ

- **Countryside Cottage Located Within Nadder Valley Hamlet**
- **Character and Charm Throughout**
- **Three Bedrooms, One Bathroom**
- **Kitchen Opening into Large Sitting/Dining Room with Wood Burning Stove**
- **Fantastic Studio with Utility and Shower Room**
- **Gardens Front & Rear**
- **Off Road Parking**
- **EPC: B.**

## DESCRIPTION

Believed to date back to the late 17th century, formally part of the Fonthill estate, this charming Grade II listed property, which has been beautifully cared for by the current owner, located in the popular village of Fonthill Bishop, surrounded by stunning Wiltshire countryside, with great travel links within close proximity.

The accommodation, which is full of character includes a kitchen with room for a small table, large sitting/dining room with wood burning stove, three bedrooms and a bathroom.

Externally there is a fantastic studio, which could serve a number of different uses and also includes a separate utility and a shower room. There is off road parking and generous gardens to the front and rear.

## LOCATION

The property is situated in the picturesque Wiltshire village of Fonthill Bishop which is situated at the entrance to Fonthill Park, the village is surrounded by unspoilt countryside ideal for outdoor pursuits including walks around the Fonthill Lake, several different cycle routes and bridleways. The Village also benefits from the All Saints Church, as well as the highly regarded Riverbarn which caters for wine, dine and sleep. Fonthill Park, and the Beckford Arms are also in close vicinity.

The nearby Tisbury is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The Village benefits from a Railway Station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of immediate facilities including a Co-Operative Supermarket, independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practices, Library, Leisure Centre, Recreation Ground and Community Groups. In addition the village has an excellent school in St John's Primary and many very well thought of Grammar Schools within close proximity.

A303 (London/Exeter) 1m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



## LOCAL AUTHORITY

Wiltshire Council Tax, Band D.

## TENURE

Freehold





## OUTSIDE

To the front of the property, there is an attractive cottage style garden, full of mature planting, providing an array of colour, bordered by an charming stone wall, with a central pathway leading up to the front door. It really does have the traditional cottage charm.

A shared driveway leads around to the rear where there is off road parking, via a gravelled driveway and a side gate providing access to the rear. The rear garden can also be accessed via the kitchen where you enter a further gravelled area, providing easy access to the studio. The rest of the mature garden is mainly laid to lawn with plant and shrub borders, enclosed by wooden fencing.

## SERVICES

The property is connected to mains electricity. Heating is via a Biomass system, and water is also via the Fonthill Estate and must be kept 10% below market value. There is a wood burning stove in the sitting room.

Drainage is private, via a shared septic tank, owned by the Fonthill Estate. The property contributes when the tank is emptied.

The studio has solar panels with a battery that serve the whole of the property.

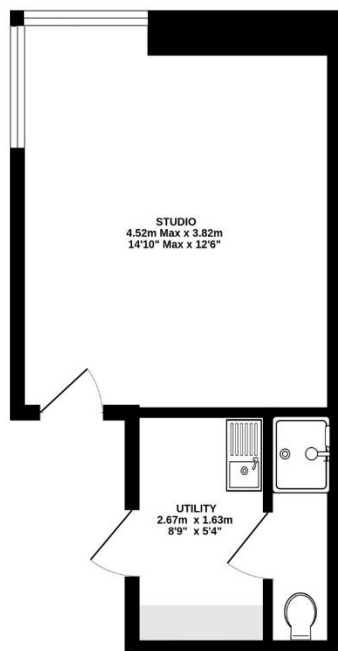
## VIEWINGS

Strictly by appointment, only with Boatwrights.  
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**STUDIO/OUTBUILDING**  
22.9 sq.m. (247 sq.ft.) approx.

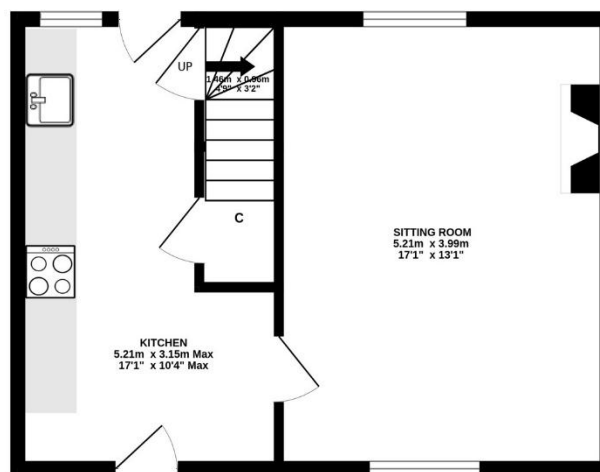


**TOTAL FLOOR AREA : 95.1 sq.m. (1023 sq.ft.) approx.**

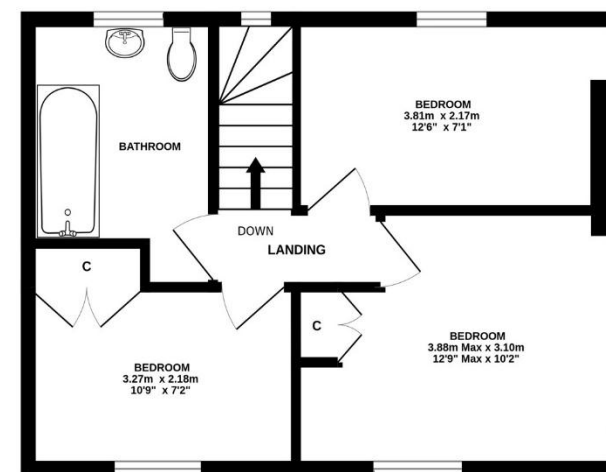
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**GROUND FLOOR**  
36.0 sq.m. (388 sq.ft.) approx.



**1ST FLOOR**  
36.1 sq.m. (389 sq.ft.) approx.



#### 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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