



Dinton Road, Fovant

£525,000

Dinton Road, Fovant, Wiltshire SP3 5JW

- Substantial Property on Generous Plot
- Within Heart of Village Close to Amenities
- Stunning Outlooks to Front & Rear
- Versatile Accommodation with Huge Potential
- Large Open Plan Kitchen/Diner
- Four Bedrooms Plus Additional Study
- Gardens to Front & Rear
- Single Garage & Ample Driveway Parking
- No Onward Chain
- EPC: E.

DESCRIPTION

Comprising of over 2000 sq ft, on a plot of approximately 0.22 of an acre, this surprisingly spacious chalet style property, located in the heart of the village, close to amenities, backing onto open countryside, with several walks from the doorstep.

The versatile accommodation which would benefit from modernisation comprises of an entrance hall, downstairs WC, large kitchen/dining room, opening up into the sitting room with sliding doors into the garden, three bedrooms, a family bathroom, study/further bedroom and an additional room which has served as a fourth bedroom, but could have a number of different uses.

There is an integrated single garage, additional storage area, parking for numerous vehicles as well as gardens to the front and rear, as well as countryside views.

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, an excellent 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 is connected to mains electric, water and drainage. There is oil fired central heating

LOCAL AUTHORITY

Wiltshire Council Tax Band F.

TENURE

Freehold





OUTSIDE

The property is accessed off of the Dinton road where you enter a tarmacadam driveway providing parking for several vehicles and a garage with up and over door. The front garden is mainly laid to lawn, along with a planted flower bed. There is access to the side leading around to the rear.

The rear garden is also laid to lawn with a couple of fruit trees, providing a fantastic family space but also further scope for those with green fingers.

From both the front and rear, fantastic views can be enjoyed of the neighbouring countryside and over the village rooftops. It really is a wonderful spot within the village, with lots of beautiful walks from the doorstep.

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

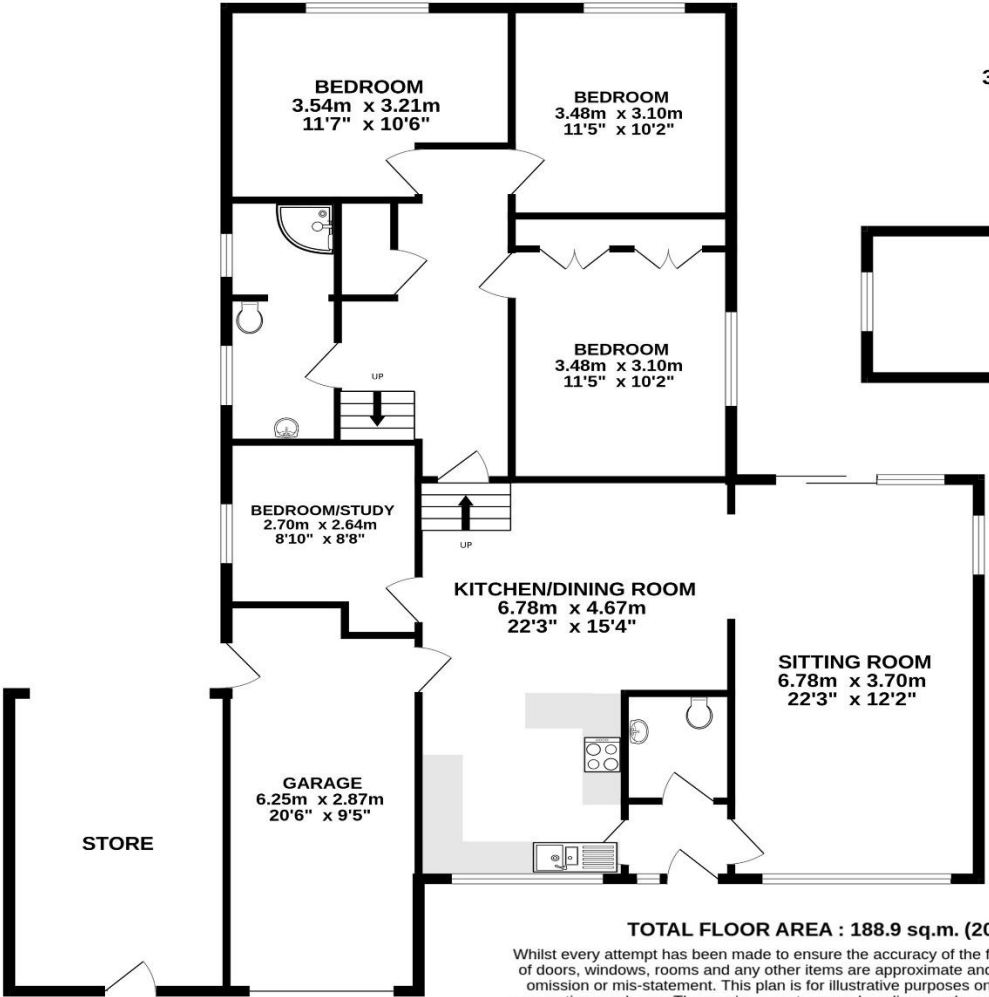
Please do get in touch to ask us about our 'Safe Viewings Guidelines'

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

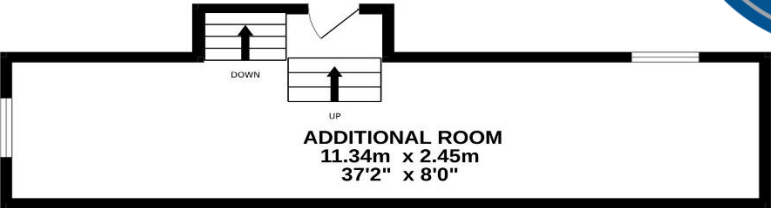




GROUND FLOOR
158.4 sq.m. (1704 sq.ft.) approx.



1ST FLOOR
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 188.9 sq.m. (2033 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.
16 August 2023