



**Brook Street, Fovant**

**Guide Price £699,950**

## Brook Street, Fovant, Wiltshire SP3 5JB

- An Excellent Home Presented In Classical Fashion
- Located Within The Cranborne Chase & West Wiltshire Downs National Landscape
- Four Bedrooms & Two Bathrooms ·Two Reception Rooms
- 2000 Sq. Ft. Of Flexible Accommodation ·Private Gardens ·Elevated Views
- Off Road Parking
- EPC: D

### THE PROPERTY

Welcome to Pound House.

Occupying an enviable spot within the wonderful Wiltshire village of Fovant, this house is not one to be missed. With over 2,000 sq.ft. of flexible accommodation arranged over two floors, the property presents an opportunity for multiple layouts and situations. Comprising briefly of an entrance hall, kitchen/dining room, reception room, sitting room, four bedrooms, two bathrooms as well as a spacious store room with all manner of possibilities, the accommodation will most certainly suit all manner of tastes.

### 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 electricity, water and drainage as well as offering an oil-fired central heating system.

### LOCAL AUTHORITY

Wiltshire Council, Band E.

### TENURE

Freehold.





## OUTSIDE

Externally, Pound House continues to impress.

At the rear of the property is a private, enclosed and peaceful garden that can be enjoyed at all times of the year. The garden is mainly laid to lawn with mature shrub borders and established specimen trees. A paved patio is present offering an ideal spot to sit out and enjoy the outside. In addition is a raised sitting area complete with pergola, perfect for those warm summer evenings.

There is also a set of tiered steps leading a further area of garden that is of a mature nature.

To the front is off road parking for several vehicles as well as a side gate offering access to the rear and side of the property.

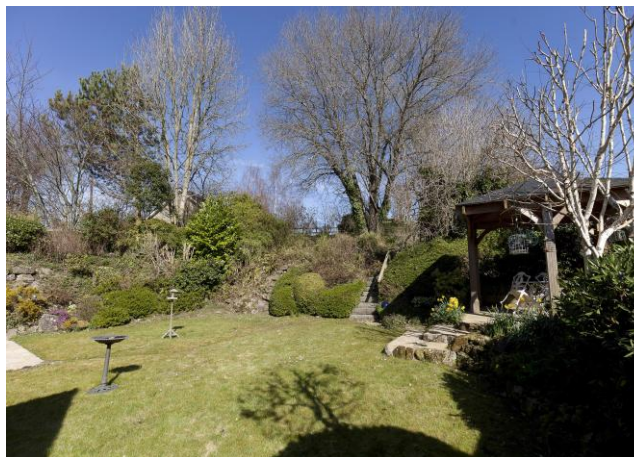
## VIEWINGS

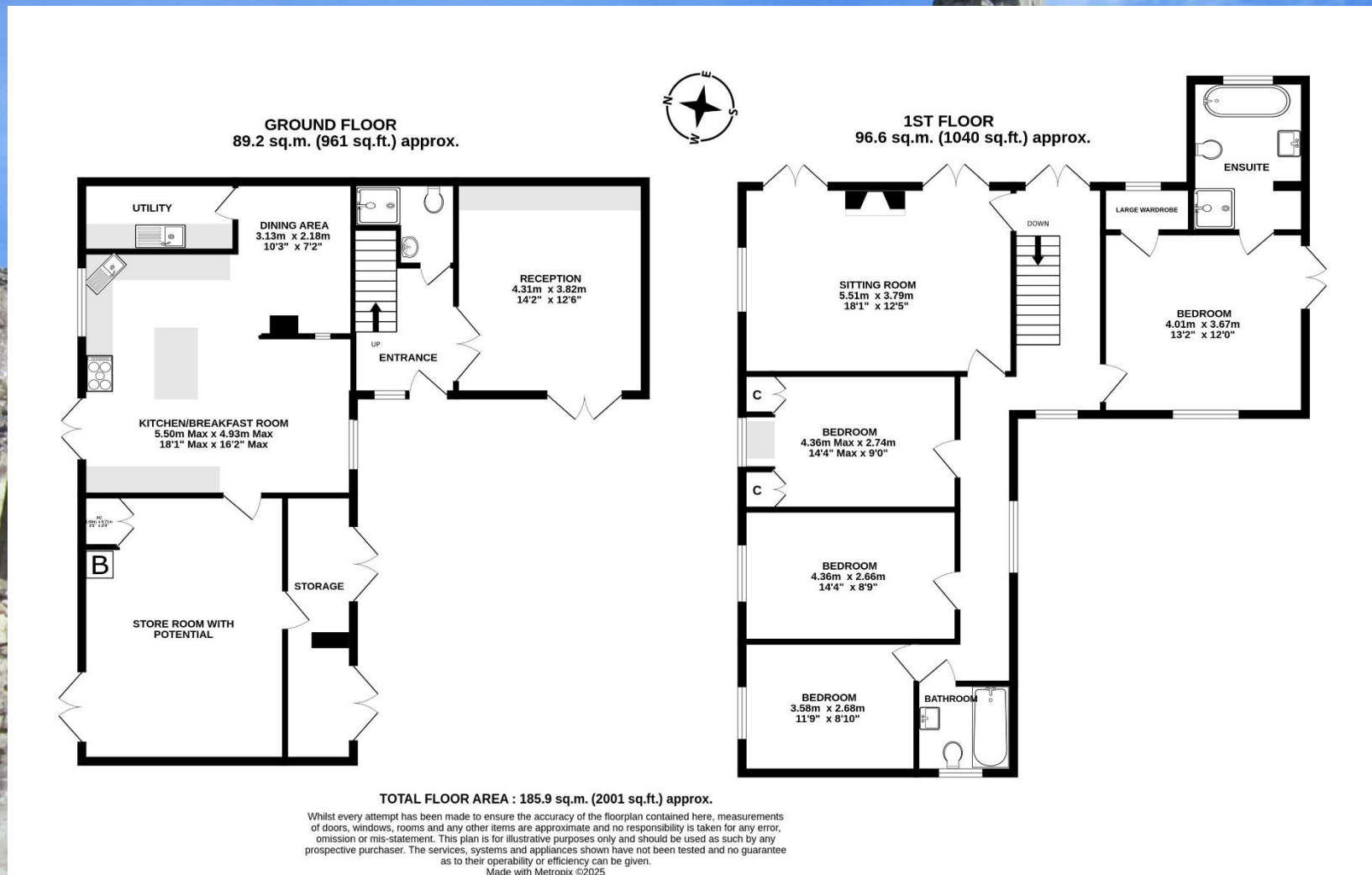
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**Important Notice**

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.

26 March 2025