



**RV** RURAL VIEW

The Cottage  
Fonthill Gifford - Wiltshire

# The Cottage 33 Greenwich Fonthill Gifford Tisbury SP3 6QL

A beautifully presented and charming semi-detached Grade II Listed period cottage in a lovely rural setting with good-sized rooms, a delightful garden & offering further potential

- Situated in the Beautiful Nadder Valley
- Character Sitting/Dining Room
- Fitted Kitchen
- Two Spacious Double Bedrooms
- Family Bathroom & Utility Area
- Large Garden & Drive with Ample Parking
- Potential to Extend (subject to consent)

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

**RV** RURAL VIEW



**Situation** The Cottage is situated in an idyllic location set back from a country road on the edge of the sought after rural hamlet of Fonthill Gifford which is known for being the home of The Beckford Arms, one of the most highly rated country inns in England for the quality of its food and accommodation. The pretty village of Hindon is only a mile away and has a broad tree lined High Street and excellent facilities including a shop/post office, primary school, doctor's surgery, church, playground and two excellent dining pubs, The Lamb and The Grosvenor Arms. The larger village of Tisbury is just over two miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities which include a sports centre, garage, doctors, vets and a station with direct rail services to London Waterloo (av 1hr 50mins). It is also the home of Messums Wiltshire, an arts centre and gallery housed in an historic thatched tithe barn.

The Saxon hilltop market town of Shaftesbury is around eight miles away and has a good range of shops, supermarkets, eateries, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast, whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the excellent choice and quality of the area's state and private schools.

Set amidst the famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Fonthill Gifford is an excellent base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are many places of interest in the vicinity such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



**Property** The Cottage is a Grade II Listed semi-detached cottage situated in a fabulous rural location well placed for nearby village facilities. With limestone external elevations under a tiled roof, it is one of a pair of former estate cottages built around 1860 for the Marquess of Westminster at the same time as a small group of other similar cottages on the edge of the Fonthill Estate. The property has been well maintained and sympathetically improved in recent years by the current owners and would make an ideal principal home or weekend country escape. Subject to the necessary consents, there may be scope to extend the existing living space.

The beautifully presented accommodation on the ground floor includes a good-sized South facing sitting/dining room with an inglenook fireplace and cast iron woodburner, a fitted kitchen, well-appointed bathroom and a utility/boiler area. Upstairs on the first floor is a spacious light and airy main bedroom with a walk-in cupboard whilst on the top floor is a large second bedroom with a partly vaulted ceiling.

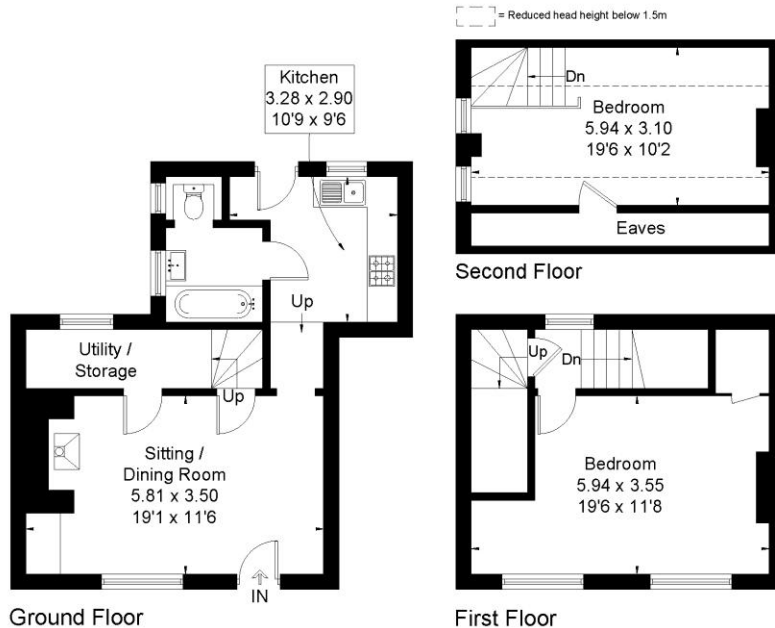
**Outside** To the front is a gravelled garden with mature hedging. A shared track to the side leads down to vehicular access to a drive providing ample parking and opens out to the generously sized rear garden. The delightful garden has a gently sloping lawn with a mix of hedge, fence and stone wall borders and a variety of ornamental and fruit trees. The drive backs onto fields with lovely views across to woods.



**Notice** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



Approximate Floor Area = 87.9 sq m / 946 sq ft (Excluding Eaves)



**Directions** From the centre of Tisbury, proceed North up the High Street and out of the village along Hindon Lane towards Hindon. On entering Fonthill Gifford, go past The Beckford Arms and follow the road down a hill, pass the turning to Stop Street and continue around the left hand bend. The property will be the left one of a pair of cottages on the right by a track known as Greenwich.

SatNav: SP3 6QL What3Words: sanded.essay.wipe

**Services** Mains electricity & water, shared private drainage, oil fired heating

**Broadband** Standard: 25 Mbps Ultrafast: 1800 Mbps (Ofcom)

**Local Authority** Wiltshire Council 0300 456 0109, Tax Band D

### EPC Energy Efficiency Rating

Current: 31 (F) - Please refer to the agents for the complete EPC



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88688