

ROSE COTTAGE

FOVANT, WILTSHIRE



RV
RURAL VIEW

ROSE COTTAGE

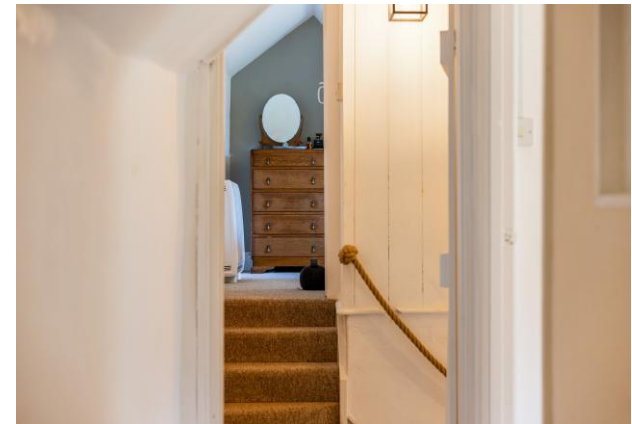
Church Lane, Fovant, Salisbury, Wiltshire SP3 5LA

A DELIGHTFUL VILLAGE COTTAGE
WITH A LOVELY RIVERSIDE GARDEN

Sitting Room | Kitchen/Dining Room

2 Bedrooms | Bathroom

Parking | Garden



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SITUATION

Rose Cottage is situated in a charming position along a no through lane, leading down to the medieval parish church, and with a convenient footpath on its doorstep. This is a vibrant village, famous for its historic military badges cut into the chalk downs. There are good local facilities including a shop/post office, doctor's surgery, playground, village hall, garage and a pub, The Greater Good.

With the A30 close at hand, there is convenient access to both Shaftesbury (11.5 miles), having a good range of shops, a secondary school, cottage hospital and the famously picturesque Gold Hill, and Salisbury (11.5 miles) where there are more comprehensive shopping, leisure and cultural amenities, including a mainline station (London Waterloo 1hr 30mins) and hospital.

The closest mainline station is 3.5 miles away at Tisbury (Waterloo 1hr 50mins), as well as independent shops, professional services, a sports centre and Messums West, a contemporary gallery and arts centre. The local road network gives ready access to the other main towns in the area, as well as to the South Coast, while the A303 trunk road linking with the M3 motorway makes London readily accessible for the motorist. Many families are drawn to the area because of the wide choice of highly regarded schools in both the state and private sectors.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Fovant is an excellent base from which to explore many miles of 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 is at Tollerard

Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens and Wilton House.

PROPERTY Dating from the 19th Century, and constructed of stone and brick elevations under a tiled roof, Rose Cottage is a delightful property which still has the capacity to be enlarged, subject to the necessary consents. It is probable that the cottage had a barn attached, which was extended and incorporated many years ago, and now forms a lovely, beamed kitchen/dining room, well-fitted with cream units and having a door leading out to the garden. At the other end of the cottage is a nicely

proportioned, dual aspect sitting room with a log burner and a fitted recess cupboard with shelves.

Stairs from the small hall lead up to a split landing, to the right of which is a stylish double bedroom, dual aspect with a dressing alcove and a Victorian fireplace. The second bedroom is a small double, beyond which is a good-sized bathroom.

OUTSIDE

The property is set in a magical spot, accessed via a pedestrian and 5-bar gate to a parking area which is level to an expanse of lawn surrounding the cottage. There is a paved terrace outside the kitchen, while beech and yew hedging provides privacy. Box shrubs and a planted bed

lead down to a narrowing of the garden, along which runs the brook, several feet below ground level.

DIRECTIONS (SP3 5LA)

From the A30, turn into the village and continue past the shop and doctor's surgery to the next junction. Turn left and carry on for about 300m. On the right is Church Lane and Rose Cottage can be found almost immediately on the right.

What3words: [///vacancies.waving.value](https://www.what3words.com/#!/vacancies.waving.value)

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity, mains drainage, electric central heating and hot water.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council Tax Band D

EPC

E (54) - Please refer to the agents for the complete certificate.

BROADBAND & MOBILE

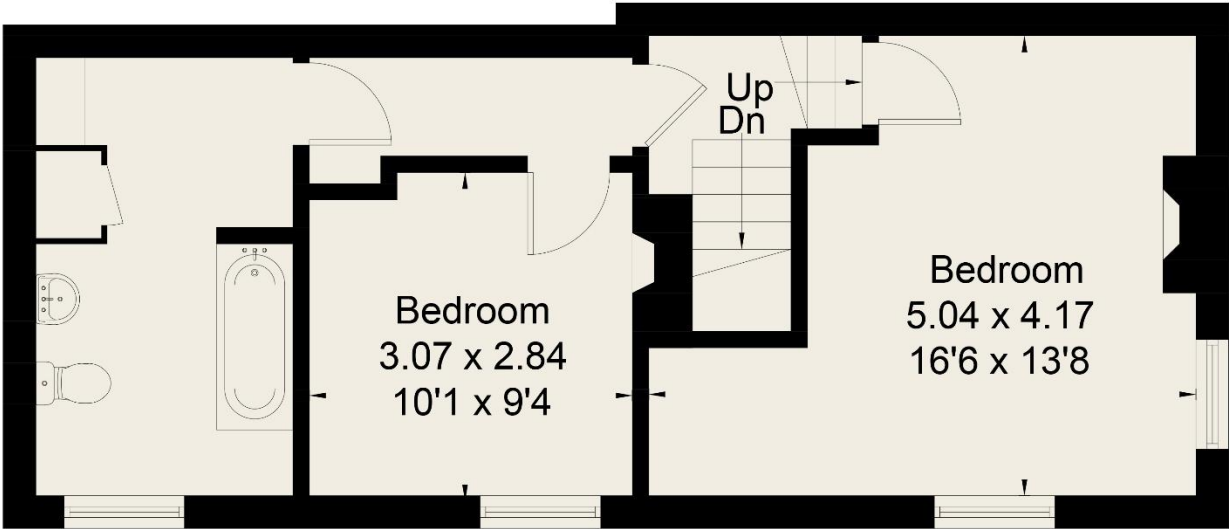
Fibre Downlaod 45.9Mbps Upload 8.18Mbps
Variable mobile signal outdoors

VIEWINGS

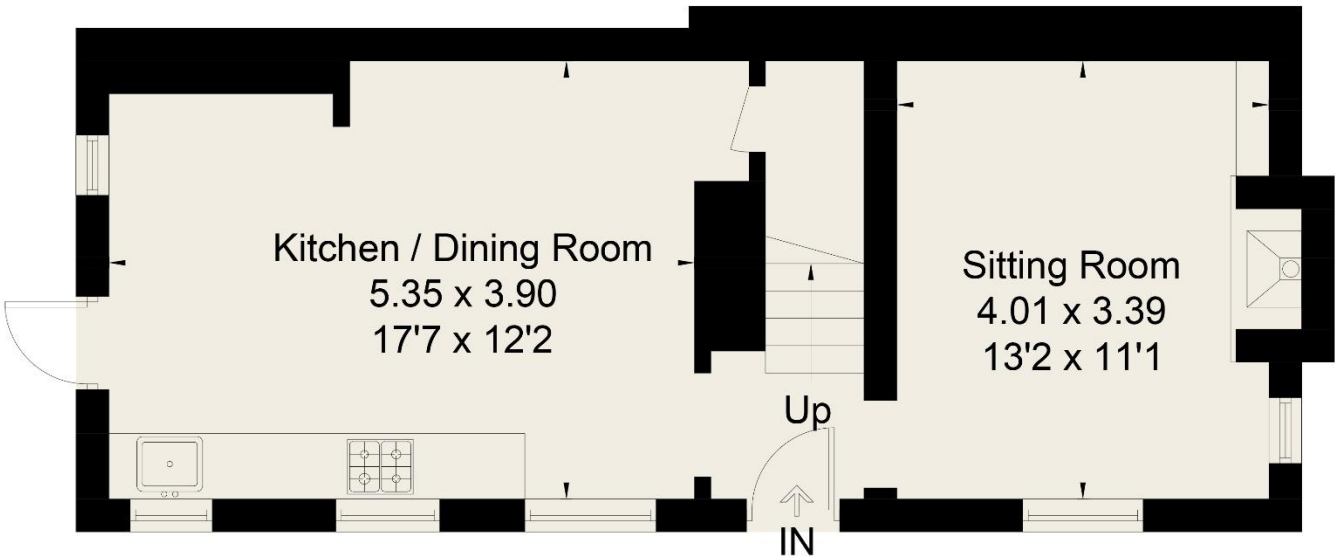
Strictly by appointment with Rural View.



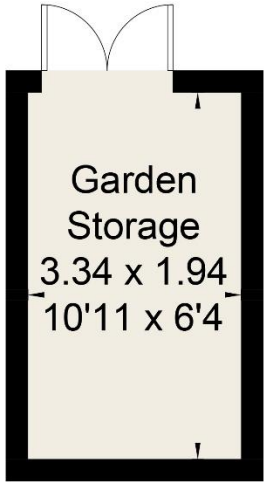
Approximate Floor Area = 85.6 sq m / 921 sq ft
Outbuilding = 6.5 sq m / 70 sq ft
Total = 92.1 sq m / 991 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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 #108156



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