



CHURCH LANE, SALISBURY, WILTSHIRE, SP3 5LA  
£510,000 FREEHOLD

Winkworth



## CHURCH LANE, SALISBURY, WILTSHIRE, SP3 5LA

Set within a development of former stone farm buildings, this is an imaginative and versatile period barn conversion. Garden and off-street parking.

The property is the particularly generous and versatile three-bedroom period barn conversion which forms part of a small development of farm buildings in this edge of village position. The accommodation has been refurbished by our client to include a substantial living kitchen/dining room with central island and bifold doors onto a generous rear garden.

The ground floor includes a separate spacious sitting room, guest bedroom (used by our client is a large study) additional bedroom with adjacent ground floor bathroom. A staircase leads upstairs to a further bedroom (suitable guest bedroom) which has a well-appointed shower room. The property has neutral colour schemes throughout.

This rural outlook resonates throughout much of the property and in particular at the rear where the covered seating and patio area would be well suited to alfresco dining, together with a generous workshop/studio that offers scope for many different uses.

Of particular note at the front of the property is the recent addition of a new block paved driveway which offers ample off-road parking, together with a brick well, stone center rockery and rustic fencing. Viewing of this property is highly recommended for those looking to enjoy peaceful rural setting.

### AT A GLANCE

Kitchen/breakfast room

Sitting room

Bedroom/study

Principal bedroom

Double bedroom

Family bathroom

Workshop/Studio

Gardens

Off road parking



## LOCATION

The attractive and thriving village of Fovant is situated upon the western side of Salisbury and the historic market town of Wilton. The village itself is attractive and enjoys numerous amenities to include general store/post office, public house, public transport and various clubs and organisations. The village of Tisbury can be found nearby and this has a mainline railway station giving direct access to London Waterloo in about 95 minutes. Salisbury, Wilton and Shaftesbury provide further recreational and shopping facilities and this includes a choice of schooling within the public and private sectors.

## DIRECTIONS

What3Words - keeps.stiletto.gladiator

From Salisbury continue via the A36 to Wilton and at Wilton pass through the town in the direction of Shaftesbury along the A30. Follow this road as it skirts the edge of Barford St Martin and as the road bears sharply left continue along this road. After approximately seven miles turn right into the High Street then left onto Tisbury Road. Follow this road for around a mile and then turn right into Church Lane where the property will be found at the top of the road past the church.

EPC Band E

Council Tax Band D

Mains drainage

Double glazing and electric heating

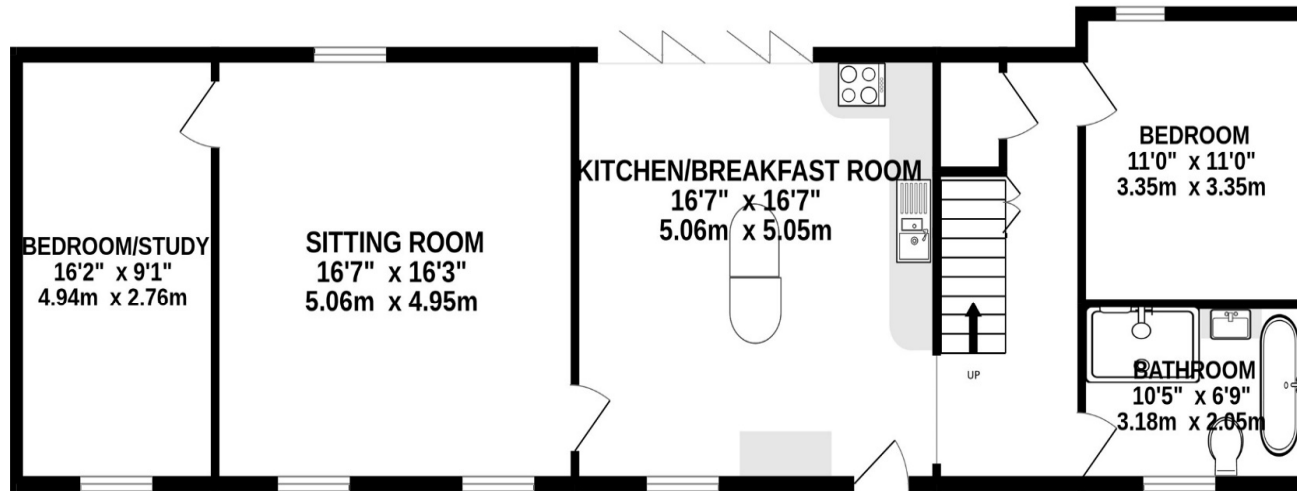
Ultrafast Broadband available.

Mobile coverage inside limited with O2.

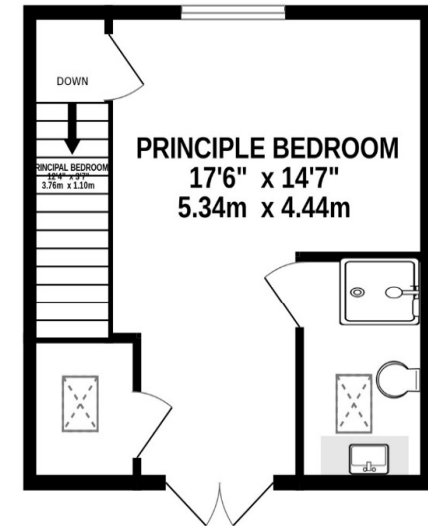
Mobile coverage outside likely with EE Three, O2 and Vodafone.



GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.

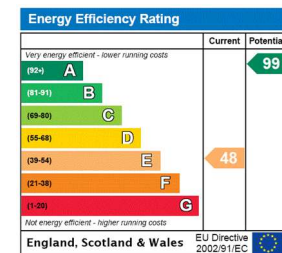


1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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