



FOXBURY

GUTCH COMMON, WILTSHIRE

JACKSON-STOPS 

**FOXBURY
GUTCH COMMON, WILTSHIRE**

A CHARMING PERIOD COTTAGE IN A LOVELY
SETTING BACKING ONTO WOODLAND



DISTANCES

SHAFTESBURY 4 MILES

A303 5 MILES

TISBURY 6 MILES
(LONDON WATERLOO CONNECTION)

SALISBURY 16 MILES

BATH 34 MILES

(ALL DISTANCES APPROXIMATE)

ACCOMMODATION

- Porch
- Dining Hall
- Sitting Room
- Study
- Snug
- Kitchen
- Breakfast/ Family Room
- Cloakroom/ WC
- Utility Room
- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Double Carport
- Car Parking
- Gardens

SITUATION

Foxbury lies on the fringe of Gutch Common, a small hamlet on the Wiltshire/Dorset border, surrounded by undulating and lightly wooded country designated an Area of Outstanding Natural Beauty. The nearby village of Semley has a church, primary school, village hall and pub. There is also a successful community-owned village shop. Tisbury has a

bustling High Street with several independent shops, a main line train station with direct line to London Waterloo (approximately 1h 50m) and other amenities. More extensive amenities are available in Shaftesbury, including a good range of shops, a delicatessen, supermarkets, together with a health centre, local hospital, library, swimming pool, gym and arts centre. The A303 is within easy striking distance to the north, giving access to the Southwest and London, via the M3.

THE PROPERTY

Foxbury is a delightful period cottage of immense charm retaining fine details including exposed beams and fireplaces. The accommodation includes a particularly well-proportioned and spacious sitting room opening onto the gardens (via French doors) and study. There are three bedrooms on the first floors, the principle bedroom, with ensuite bathroom, looks over the lovely gardens.

OUTSIDE

The property is approached off the lane onto a gravel car parking area situated to the left-hand side of the property with a double oak framed carport with an adjoining shed. From the parking area, a path leads to the front of house and the front door, with a separate gate leading to the rear of the property and the gardens.

GARDENS

The gardens are a special feature of the property. To the rear of the property is a paved, gravelled and lawned area with trellising and climbing plants. Most of the garden lies to the south of the cottage, which are well stocked. Primarily laid to lawn and interspersed with shrubs and herbaceous beds and borders, there are seating areas, fruit trees and a summerhouse.

EDUCATION

The area is renowned for its excellent schools. These include Gillingham and Shaftesbury state schools and independent schools, amongst which are Bryanston, Clayesmore, Sherborne Boys and Girls Schools. Prep Schools include Port Regis, Sandroyd, Hanford, Bryanston Prep, Hazlegrove and Clayesmore.

SPORTING AND RECREATION

Racing is at Wincanton, Salisbury, and Bath; golf at Rushmore, Blandford Forum, and Salisbury. Theatres at Salisbury, Bournemouth and Bath. Walking, cycling and riding in the surrounding countryside. Poole and Bournemouth are within an hour's drive, offering exceptional sailing and water sports at Poole Harbour.



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TOTAL APPROX. FLOOR AREA

HOUSE: 1,790 SQ FT / 166.30 SQ M

OUTBUILDINGS: 362 SQ FT / 33.67 SQ M

TOTAL: 2,152 SQ FT / 199.97 SQ M

PROPERTY INFORMATION

Services: Mains water, electricity and a new private treatment plant.
Oil fired central heating.

Local Authorities: Wiltshire County Council www.wiltshire.gov.uk

Council Tax: Band F

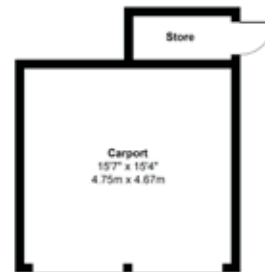
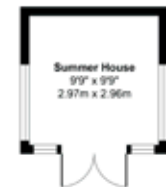
EPC: E

Tenure: Full vacant possession on completion.

DIRECTIONS (SP7 9AZ)

From Shaftesbury take the A350 signed to Warminster. After approximately 3 miles turn right signposted Semley, Donhead St Mary and Tisbury. Continue along this road for about 2 miles passing the Bennet Arms on your left. Continue through the village of Semley, passing the village school and village shop and after leaving the village bear left towards The Donheads. Foxbury will be found on the left hand side after approximately 500 yards.

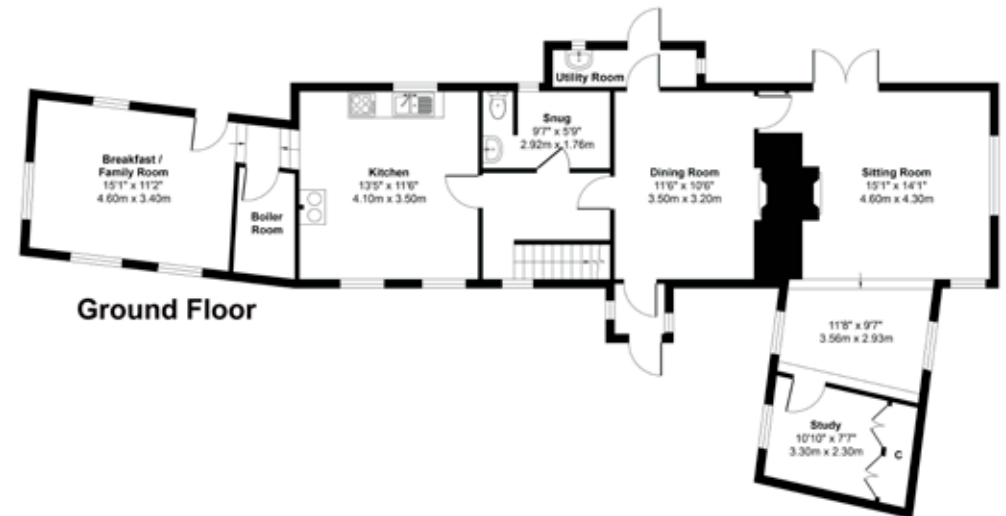
Viewings: Strictly by appointment with the sole agents:
Jackson-Stops, Shaftesbury. Telephone: 01747 850858



Outbuildings



First Floor



Ground Floor

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHAFTESBURY

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PROPERTY EXPERTS SINCE 1910