

# The Croft



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## The Croft, Tisbury Road, Fovant, SP3 5JU

This is a rare opportunity to purchase a wonderful property set in 1.63 acres of gardens, with huge potential.

- Fantastic opportunity
- 1.63 Acres
- Development Potential
- Thriving Village
- Detached Bungalow
- Large Garage
- 22' x 20' Workshop
- No Chain

£795,000









## About The Property

This is a rare opportunity to purchase a period property of great charm; an extensive bungalow, originally built in 1926, set in large gardens and a wooded hillside landscape of 1.63 acres in the popular south Wiltshire village of Fovant.

While the property is in need of some updating, The Croft offers enormous potential, either to develop into a stunning family home or to obtain planning for additional properties on this large village site. Note The bungalow has only been lived in by two families since it was built in the 1920s, the original builder and the current vendors.

The Croft is full of period features, including floorboards, doors and picture rails. It is most likely too that the adjoining large timber-framed workshop and garage were both constructed from materials salvaged from the military encampments which dominated the landscape in Fovant during the First World War. Indeed, the faint wording 'Officers Kitchen' can just about be made out on the workshop door, a poignant reminder of the rich history of this area.

The property has oil-fired central heating and radiators throughout. The principal rooms are double-glazed.

There is a long veranda with paned and glazed ends at the front of the property, perfect as a sitting space, or for garden storage. From here a half-glazed door leads into a large central entrance hall, with doorways radiating off to all rooms, and shelving on all walls. There are a ceiling hatch and a loft-ladder to the large open standing-height loft (potential for conversion), with floorboards and a roof light.

The property has four double bedrooms, variously, three with a double aspect, one with an external door,

two with fireplaces and original glazed ceramic hearth tiles, and one with a cast iron fire surround. The sitting room has a stone fireplace with fitted living flame gas fire and double half-glazed doors through to one bedroom. The shower room has a glass screen with thermostatic shower, towel rail, WC, and hand wash-basin. The large kitchen/dining room has a single drainer sink unit with cupboards below, extensive work surfaces, and base and wall-mounted kitchen cupboards. There is an AGA style 'Stanley' cooker, an airing cupboard housing a lagged hot water cylinder, and glazed double doors on to a paved patio garden seating area with a southern aspect. The large utility room has doors to the front garden, the back garden, and three steps up to the workshop and onwards to the garage. There are separate WC, built-in cupboards, consumer unit, and space and plumbing for washing machine etc.

The large workshop space, suited for either small business or hobby use, has original floorboards throughout, windows on three sides, and four steps down to a garage area, with hard-standing and loading space, parking for several vehicles and access to Tisbury Road through large double doors and down a steep driveway.

Extensive gardens surround the property, all laid to lawn, and including, variously, paved areas, stone walling, an ornamental fish pond, and mature trees and shrubs, including rhododendrum and magnolia.

Beyond the gardens, across the width of the property and extending up to the footpath at the top of the valley, The Croft also includes a large hillside, covered with well-established oak, horse chestnut, silver birch, and holly trees.







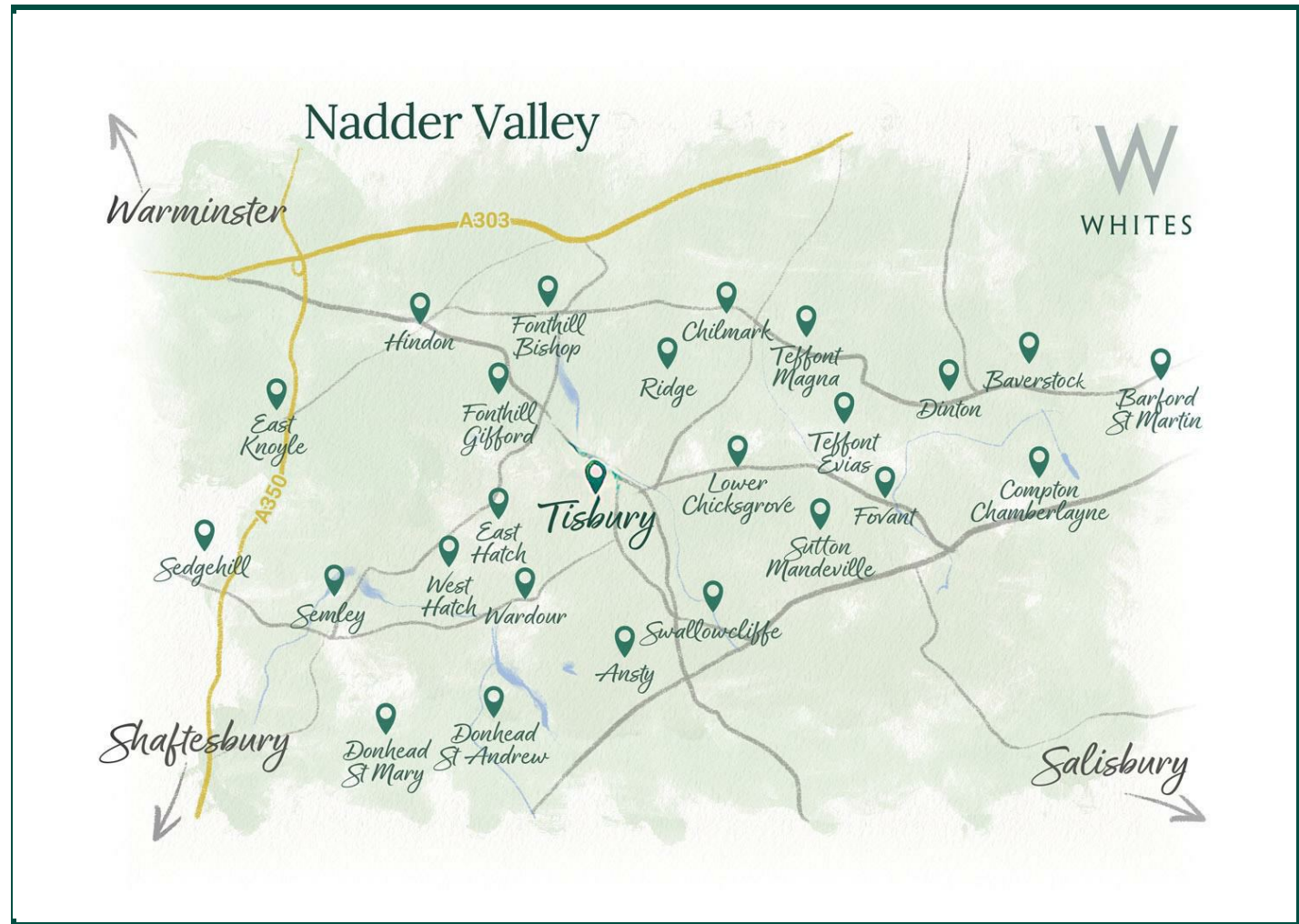


## Location

Fovant is a characterful village set on the southern slopes of the Nadder Valley, within the Cranborne Chase National Landscape. Surrounded by meadows, chalk downs and ancient woodland, it offers a peaceful rural setting with a well-connected and active community.

The village is well served with everyday amenities including a shop and Post Office, GP surgery, pharmacy, and garage. A busy village hall hosts regular events and activities, and local news is shared through a monthly magazine and website. Fovant also benefits from a regular bus service and community-run transport.

Fovant is best known for its striking hillside Regimental Badges, carved into the chalk by soldiers during the First World War—a lasting and poignant piece of local heritage that continues to define its unique place in the landscape.



Tisbury to Southampton Central: 1 hr  
Tisbury to Bath Spa: 1 hr 43 mins  
Tisbury to London Waterloo: 1 hr 48 mins



Salisbury: 24 mins  
Bath: 1 hr 6 mins  
London: 2 hr 26 mins



Local school: 5 mins  
Local public house: 10 mins  
Local amenities: 5 mins



# Key Information

## Local Authority:

Wiltshire Council

## Council Tax:

Band: F - £3375.60 (2025/2026)

## Tenure:

Freehold

## Floor Area:

 2616.00 sq ft

## Services:

Mains water, electricity and heating

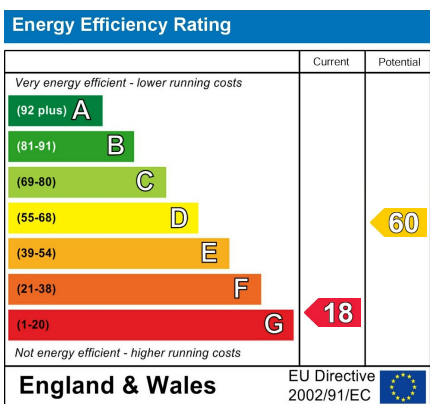
## Heating:

Oil fired central heating.

## Directions:

From Salisbury proceed through Wilton and bear left at Barford-St-Martin to Fovant. On entering the village turn right to Dinton. Bear left to Swallowcliffe and Tisbury. The Croft will then be seen on the left hand side after a short distance.

## EPC:



## What3Words:

///tolerates.rescuer.lamps.



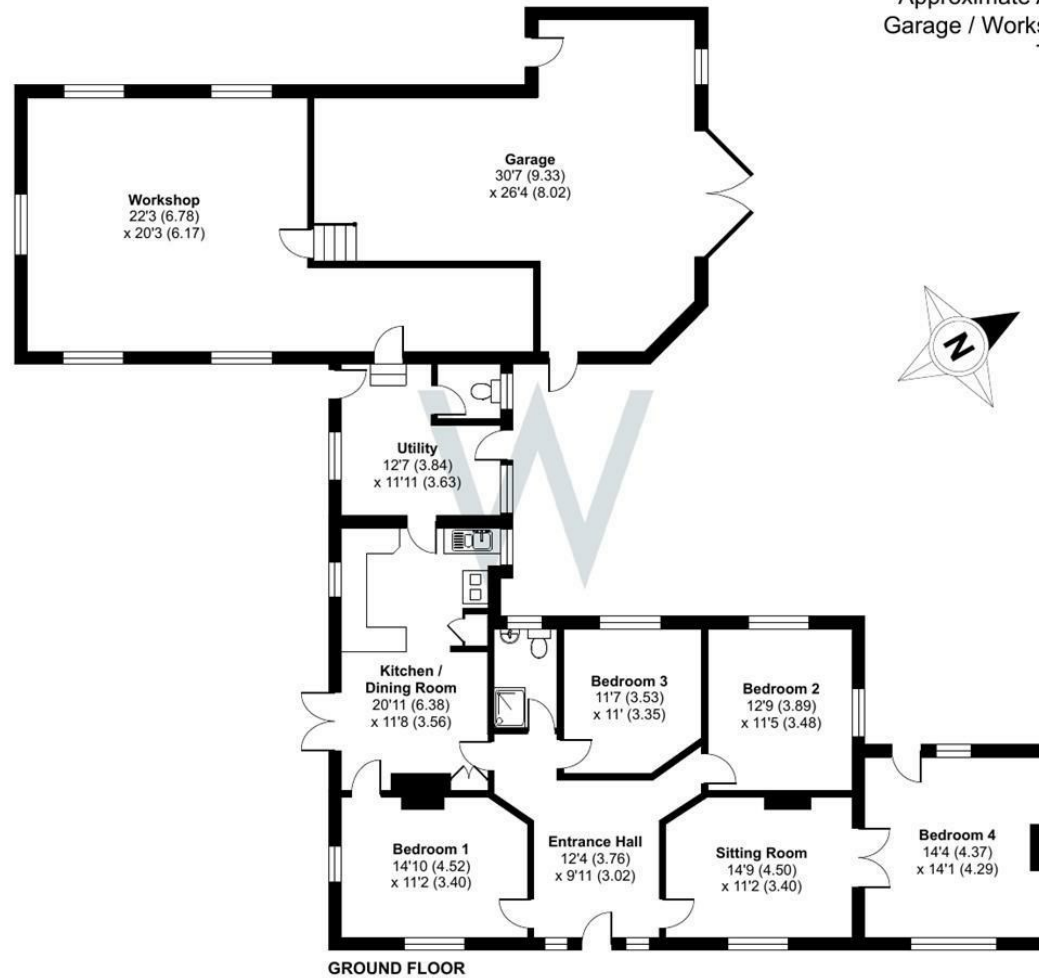
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Approximate Area = 1475 sq ft / 137 sq m

Garage / Workshop = 1141 sq ft / 106 sq m

Total = 2616 sq ft / 243 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1363818

