



Church Street, Tisbury

£340,000

Church Street, Tisbury, Wiltshire SP3 6NH

- Period Property Full of Character & Charm
- Within Easy Reach of Village Amenities & Mainline Train Station
- Large Sitting / Dining Room with Fireplace
- Two Double Bedrooms
- Modern Bathroom with Additional WC
- Attractive Rear Garden
- No Onward Chain
- EPC: Exempt.

DESCRIPTION

This delightful character property is situated in the heart of the village, within easy reach of amenities and the mainline train station.

The accommodation captures modern living, whilst maintaining so many of the properties original features, creating character and charm throughout. It includes a large sitting/dining room with a woodburning stove fitted into the centre of the inglenook, kitchen with stable door into the garden, two double bedrooms, both with built in storage, a modern bathroom with underfloor heating, additional WC along with further cupboards providing additional storage. Externally there is a mature garden along with a summer house.

LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the South of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups. T

he village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.



SERVICES

The property is connected to mains electricity, water and drainage.

Heating is electric with the addition of a woodburning stove in the sitting/dining room. There is underfloor heating in the bathroom.





OUTSIDE

The rear garden is accessed from the single door in the kitchen where you step out into a small courtyard area. Steps then lead up to the larger, mature, cottage style garden which is mainly laid to lawn, with a small pond and colourful planting.

The garden is enclosed to all sides and has a summer house at the top.

LOCAL AUTHORITY

Wiltshire Council Tax, Band C.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWING

Strictly by appointment, only with Boatwrights.

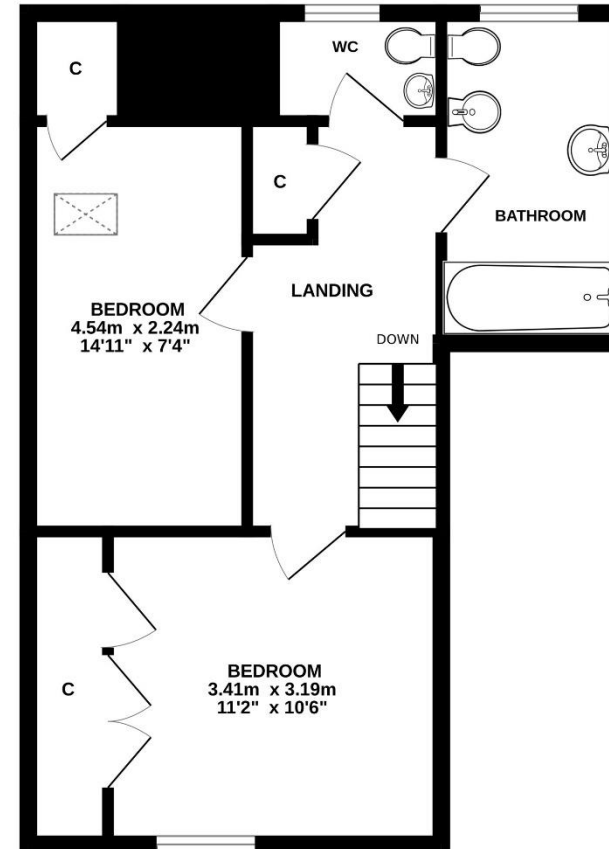
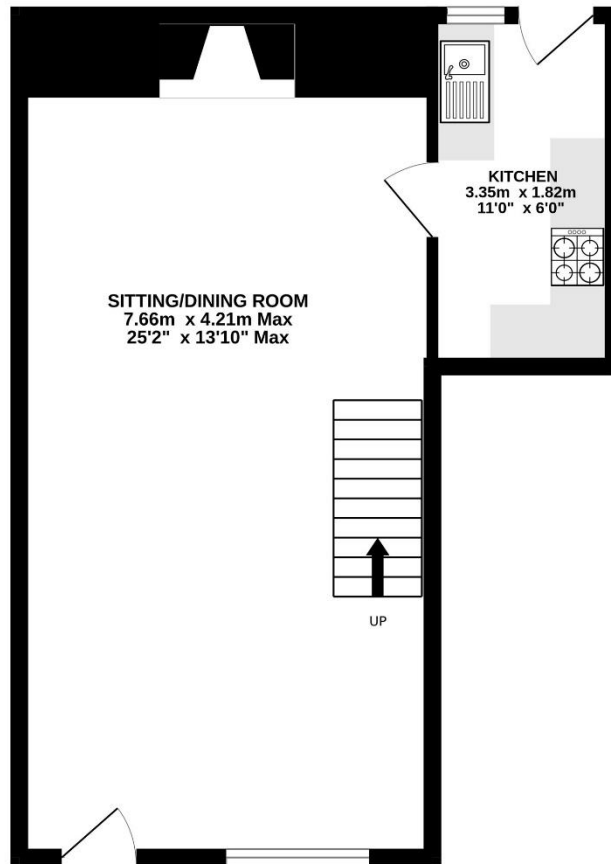
01747 859 359. www.boatwrights.co.uk.



GROUND FLOOR
39.4 sq.m. (425 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 79.6 sq.m. (857 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

16 May 2024

Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk