



TUCKINGMILL, TISBURY



103 TUCKINGMILL,

Tisbury, Salisbury, SP3 6JA

Summary Of Accommodation

Located in Sought After Hamlet of Tuckingmill | Beautiful Gardens With Views of the Rolling Wiltshire Countryside | Close to Village Amenities & Mainline Railway Station | Period Features Throughout | Spacious Modern Kitchen Diner with Aga | Excellent En suite and Dressing Room to Master Bedroom | Two Further Double Bedrooms Served by Stunning Family Bathroom | Additional Land with Potential | Detached Double Garage & Parking | EPC: E

Location

Tuckingmill is a sought after and exclusive Hamlet located to the western fringes of Tisbury. The property is located within a short distance of the Tisbury High St and the railway station.

Tisbury is 15 miles to the west of Salisbury and is the largest village in Wiltshire's Nadder Valley. The village benefits from a mainline Railway Station (Exeter and London Waterloo, 1hr 50) and has strong road links, due to the close proximity of the A303 and the A30.

The village has an excellent range of services including a Co-Operative Supermarket, several independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practice, Library, Leisure Centre with swimming pool, Recreation Grounds, Messums Wiltshire and several community groups and societies. There is an excellent village school in St John's Primary and many internationally renowned Grammar and Private Schools within close proximity. During 2014, 2015, 2016 & 2017 Tisbury was voted within the Top 5 villages to live in outside of London, according to the Sunday Times.

Directions

From our Tisbury office, proceed up the high street and turn left into Vicarage Road. Continue along this lane for approximately 1/4 mile. The property is in the hollow, on the right hand side, just after the bridge – identified by a 5 bar gate.





Description

Dating originally from the seventeenth century, this characterful period cottage offers deceptively spacious accommodation, benefitting as it does from a recent kitchen/dining room extension, which blends superbly with the original cottage.

Entering through the bespoke oak front door, you are greeted by the welcoming sitting room with its magnificent, original inglenook fireplace. To the right is a second sitting area, (potentially used as a dining room) which leads past the oak staircase to the bespoke kitchen, with its fully integrated Bosch and Miele appliances; granite worktops and oil-fired Aga. French doors open out on to the south-facing garden, with 3 patios perfect for barbeques and al fresco dining.

Returning through the sitting room, there is an excellent study/ downstairs bedroom 4, warmed by an oil-fired Rayburn, which provides heating and hot water to the bathroom and utility room. Beyond the study is the downstairs cloakroom and large utility room, with a range of fitted wall and base units and spaces for the washing machine and tumble dryer.

The first floor of this excellent cottage is equally well appointed with three spacious double bedrooms. The master bedroom suite has its own shower room and a magnificent dressing room, suitable for alternative uses, such as nursery, second study or indoor gym. The remaining two bedrooms are adjacent to the stunning family bathroom, complete with Jacuzzi bath and power shower.

Outside

The beautifully presented garden (approx ¼ acre) adjoins fields and affords views of the stunning Wiltshire countryside. There are three seating areas ideal for alfresco dining. The first part of the garden is fully enclosed. There is also an additional parcel of land (previously garden) with frontage to the lane on the South side of the cottage, with potential for a variety of uses. The well-maintained gravel driveway has parking for several vehicles and there is a substantial, detached, double garage to the side.

Services

Mains water, drainage and electricity
Wood-burner
Oil fired Aga and Rayburn
Off-peak storage heaters

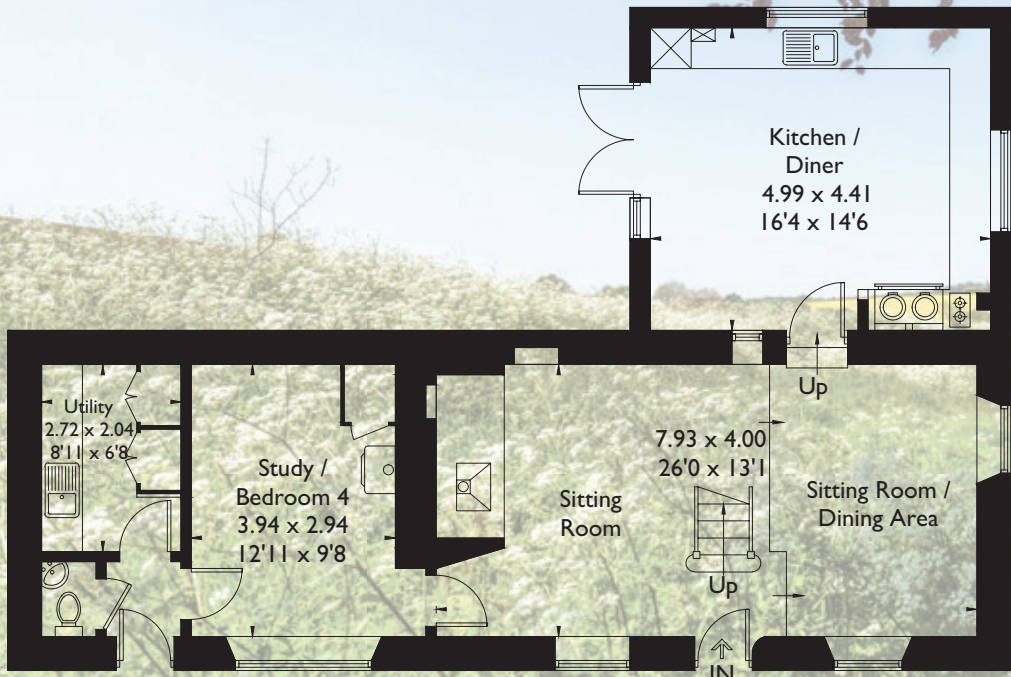
Local Authority

Wiltshire Council Tax band E

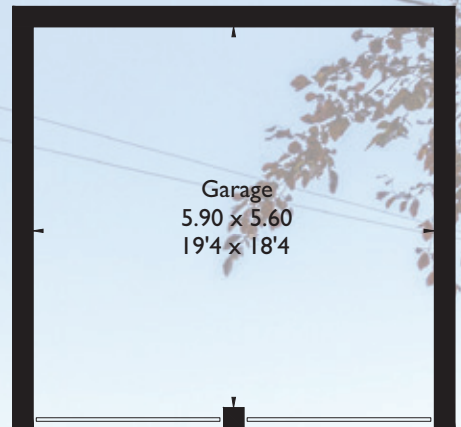




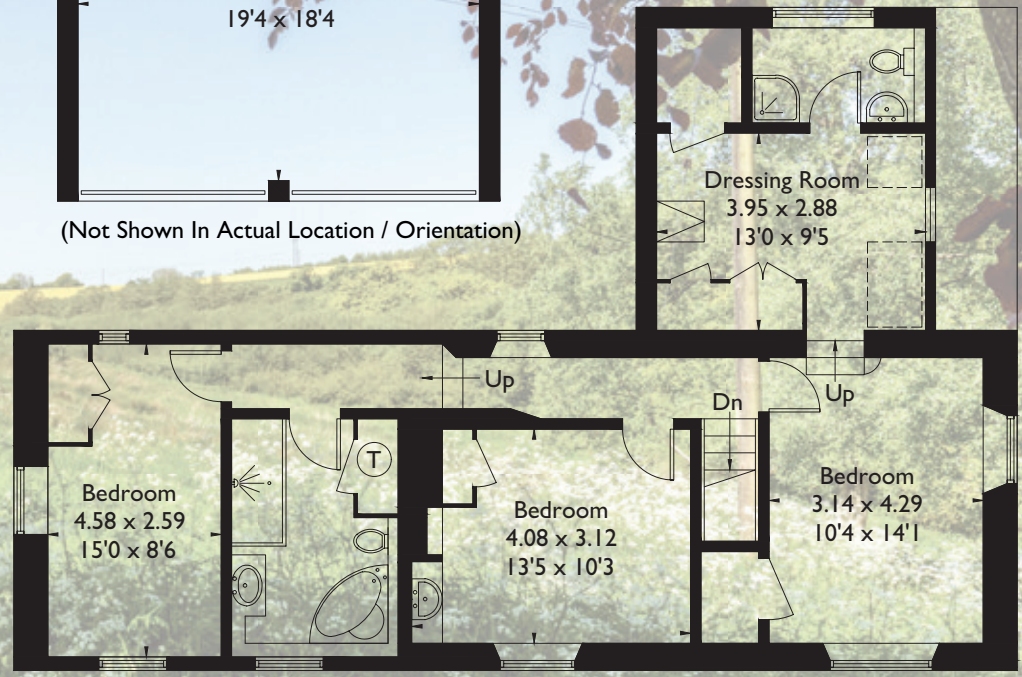
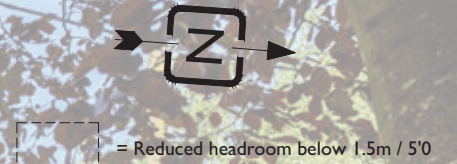
Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft
 Garage = 33.0 sq m / 355 sq ft
 Total = 191.7 sq m / 2063 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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. 21 May 2018

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