



Ansty

£425,000

Ansty, Tisbury, Wiltshire SP3 5QB

- Located in Sought-After Village ·Character Cottage with Lots of Charm
- Sitting Room with Fireplace ·Kitchen/Dining Room ·Three Bedrooms
- Bathroom Plus Downstairs WC ·Beautiful Country Cottage Garden ·Garage & Parking
- Country Views to be Enjoyed Throughout the Seasons ·EPC: E.

DESCRIPTION

A rare opportunity to buy a charming country cottage in a beautiful tranquil setting. With views overlooking the stunning Wiltshire countryside within the popular Nadder Valley village of Ansty and close to the local amenities of Tisbury (main line station to London Waterloo – 1hr 45mins). Ideal as a permanent residence or as a country retreat.

Set back from a lane the accommodation includes an entrance porch leading into a generous hallway, sitting room with fireplace and wood burner, kitchen/dining room with adjoining garden room, downstairs WC within a rear porch, three bedrooms (one of which has an en suite WC), family bathroom, fantastic rear garden, parking and a detached single garage. Countryside views can be enjoyed throughout the four seasons. The property also offers potential for further enhancement (STPP).

LOCATION

The village of Ansty in the Nadder Valley is mainly within a conservation area, set within the Cranborne and West Wiltshire area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole one of the tallest in the country, that could well have been in existence since Saxon times; where May Day has been celebrated virtually unbroken every year down the centuries. Ansty village which is listed in The Domesday Book is located 2 miles south of the larger village of Tisbury; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury.

Tisbury has an excellent range of facilities including independent butcher, fishmonger, tea rooms and cafes. There is also a convenience store and cash point, Post Office, public houses and inns, dentist & doctors' surgery, leisure centre, recreation ground and several community groups. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby with the Royal Oak at Swallowcliffe within easy walking distance. Tisbury has been featuring in The Sunday Times Top 5 villages to live in outside of London since 2014.

There are many excellent state and independent schools within easy reach; the primary school of St John's Tisbury and Wardour Roman Catholic School numerous independent schools including Sandroyd, Clayesmore and Port Regis At senior level there are the highly thought of Salisbury Grammar Schools (Bishop Wordsworth's and South West Wiltshire Grammar) and Shaftesbury and Gillingham – as well as the independent schools of Sherborne (Sherborne School and Sherborne School for Girls) and Bryanston. Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).





OUTSIDE

The cottage is approached via a quiet country lane. To the front is a small parking space, as well as a low maintenance flag-stone garden with a path leading to a porch and front door. In addition, there is a side gate and pathway leading in to the rear of the property and the stunning cottage style garden.

The south westerly facing rear garden is accessed via the back porch and double doors in the garden room, where you step out onto a patio area. A few steps then lead you up to the garden with an array of beautiful flower beds, espaliered fruit trees, small vegetable patch and an area of lawn. There is a summer house located at the top of the garden where there is a gate leading to a private parking area, garage and an additional wooden shed.

SERVICES

The cottage benefits from mains water and electricity. Drainage is in the form of a shared septic tank. In addition, there is oil fired central heating, as well as a fireplace in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax Band D Broadband Fibre to the property.

TENURE

Freehold

VIEWINGS

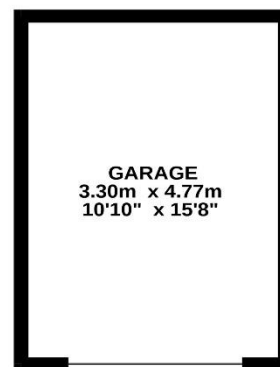
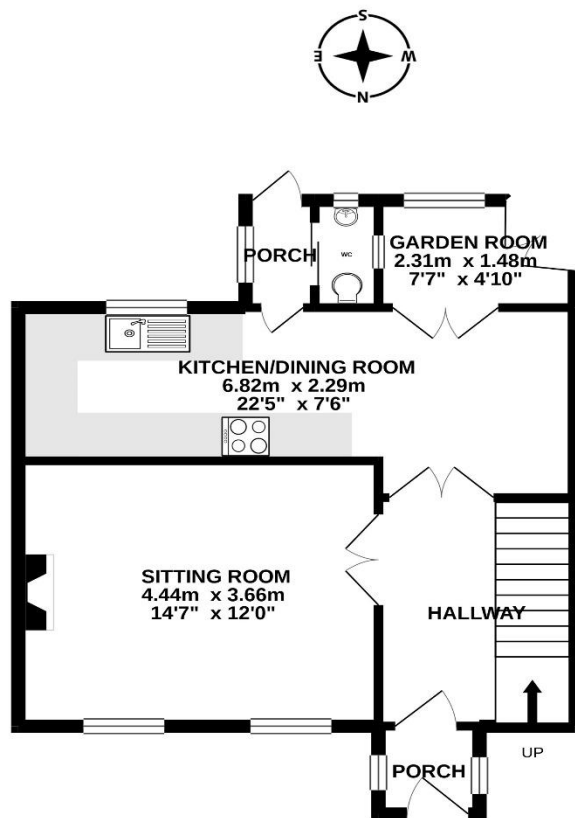
Strictly by appointment, only with Boatwrights. 01747 859 359.

www.boatwrights.co.uk

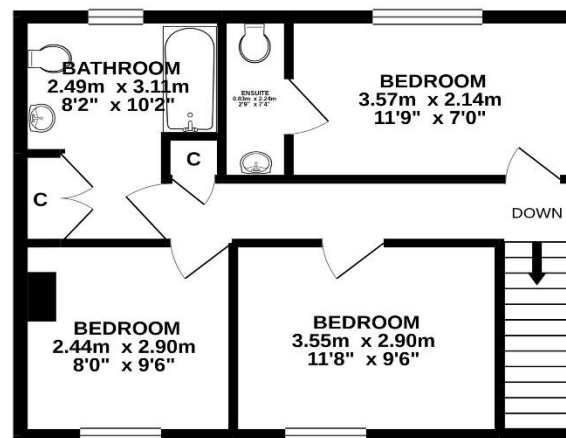




GROUND FLOOR
62.1 sq.m. (669 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 101.6 sq.m. (1094 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 ©2021

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.

15 June 2021