



The Crown Church Street, Tisbury

Guide Price £350,000



## The Crown, Church Street, Tisbury, Wiltshire SP3 6NH

- New Luxury Apartment Available Now within Completed Development
- Close to Village Amenities & Mainline Train Station with Views of St. Johns Church
- Within the South Side of the Building
- Large Open Plan Kitchen / Living Area
- Two Bedrooms, Two Bathrooms
- Further Downstairs Room with Access into Courtyard
- Communal Courtyard Garden
- Allocated Parking
- No Onward Chain
- EPC: C.

### DESCRIPTION

The stylish accommodation has been created to a high specification and views over St. John's Church. The front door and covered porch from Church Street open directly to a double volume entry with storage and a statement staircase linked to first floor. The contemporary feeling is enhanced by high ceilings creating a light filled open plan living and kitchen area with a larder and breakfast bar. A bespoke combined utility and laundry with large volume dryer and washing machine is hidden from view. Further storage is found in the boarded loft with a pull-down stair.

Bedrooms adjoin the living area with the master bedroom having ensuite facilities and the second bedroom has built in storage, served by a separate family bathroom.

Downstairs is a study/office or potential third bedroom with en-suite bathroom and large built-in wardrobe. This room opens to the central courtyard seating area.

### 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.

The 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.







Please note, the furniture in this image has been virtually staged.

## OUTSIDE

The property is accessed off of Church Street, where the development has a parking area in which this property has two allocated parking spaces. The property can then be accessed at the front, or via the courtyard at the back, where there is a walk through directly from the car park.

The communal courtyard can be accessed via the large single door in the downstairs study/third bedroom of the property, where you step out onto a large paved area over two levels, providing the perfect outdoor space to be enjoyed throughout the different seasons.

## SERVICES

The property is connected mains water, drainage and electricity. The heating systems will be in the form of a wet electric, pressurised system facilitated by Potterton Gold electric Boilers.

## TENURE

Leasehold 999 year lease commencing from 2022. 20% share of freehold held in a management company by the 5 leaseholders.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdl/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm)

## VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines' 01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



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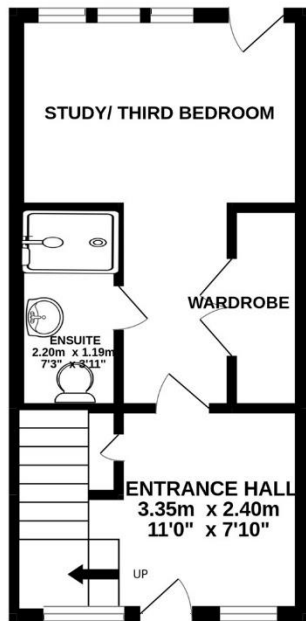






GROUND FLOOR  
23.4 sq.m. (252 sq.ft.) approx.

1ST FLOOR  
91.7 sq.m. (987 sq.ft.) approx.



**TOTAL FLOOR AREA : 115.1 sq.m. (1239 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.  
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**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.

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