



**Tisbury**

**Guide Price £600,000**



Maryland Avenue, Tisbury, Wiltshire, SP3 6GY

- Sought After, Award Winning Residential Development Built By CG Fry
- Exceptionally Presented Throughout ·High Specification Fixtures & Fittings
- Within Close Proximity of Tisbury Village Centre & Train Station
- Attractive Triple Aspect Kitchen / Dining Room
- Sitting Room With Wood Burning Stove & Access To Garden
- Four Double Bedrooms with En Suite to Principal Bedroom
- South Facing, Private & Enclosed Garden
- Double Garage & Extended Parking Area
- NHBC Guarantee
- EPC: C

### LOCATION

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups.

In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area. Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times. A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).

### DESCRIPTION

A beautifully presented four bedroom detached modern house with double garage located within the ever-popular CG Fry development in the thriving village of Tisbury.

The immaculately presented accommodation includes an entrance hall, spacious kitchen/dining room, separate utility with access outside, full length triple aspect sitting room with wood burning stove & double doors into the garden, downstairs cloakroom, four double bedrooms with en suite to the master, three of which have Sharpes fitted wardrobes, further bathroom, detached double garage, plus further parking for three cars, and private enclosed south facing garden.







## OUTSIDE

At the side of the property is a private tarmac driveway which has been extended by the current owners and provides parking for approximately three cars, as well as access to the large double garage which has two separate up and over doors, as well as power and lighting. In addition is a side gate providing access to the rear garden.

An attractive paved pathway then leads through the front garden, which is mainly laid to lawn up to the front door. This is bordered by an attractive low-level wall made of Chilmark Stone which the current owners had put in. To the rear of the house is a south facing private and enclosed garden that enjoys sunshine throughout the day, and can be accessed from both the utility room, as well as the double doors in the sitting room. The garden is mainly laid to lawn, as well as a patio area providing a great space for outdoor entertaining.

## SERVICES

The property is connected to mains water, drainage and electricity. The property's heating system is in the form of a very energy efficient Air Source Heat Pump as well as having a wood burning stove in the sitting room.

## LOCAL AUTHORITY

Wiltshire Council, Band F.

## VIEWINGS

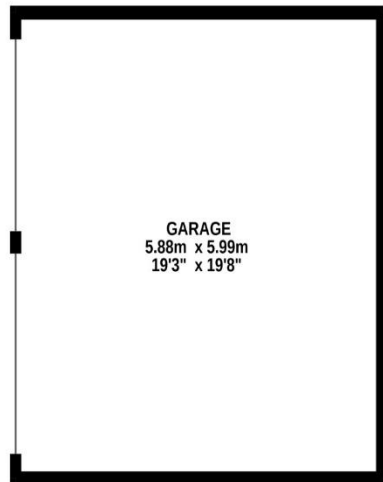
Strictly by appointment only with Boatwrights in Tisbury.  
Please call 01747 859 359





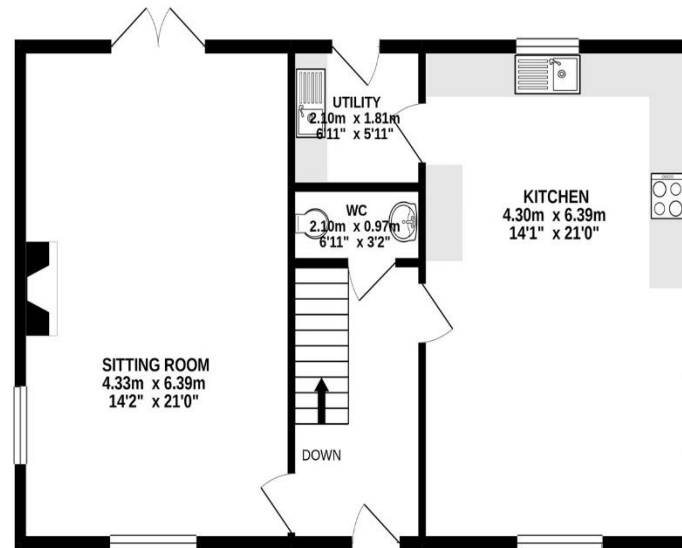


**GARAGE**  
35.2 sq.m. (379 sq.ft.) approx.



**GARAGE**  
5.88m x 5.99m  
19'3" x 19'8"

**GROUND FLOOR**  
68.1 sq.m. (733 sq.ft.) approx.



**SITTING ROOM**  
4.33m x 6.39m  
14'2" x 21'0"

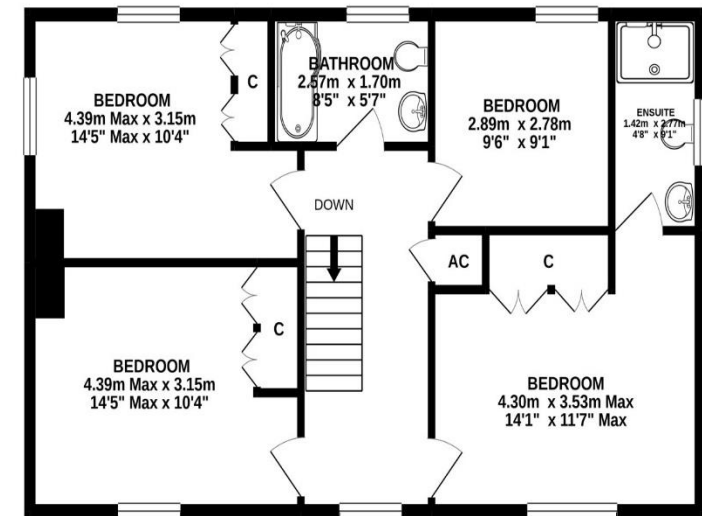
**UTILITY**  
2.10m x 1.81m  
6'11" x 5'11"

**WC**  
2.10m x 0.97m  
6'11" x 3'2"

**KITCHEN**  
4.30m x 6.39m  
14'1" x 21'0"

DOWN

**1ST FLOOR**  
68.1 sq.m. (733 sq.ft.) approx.



**BEDROOM**  
4.39m Max x 3.15m  
14'5" Max x 10'4"

**BATHROOM**  
2.57m x 1.70m  
8'5" x 5'7"

**BEDROOM**  
2.89m x 2.78m  
9'6" x 9'1"

**ENSUITE**  
1.42m x 2.07m  
4'8" x 6'11"

**BEDROOM**  
4.39m Max x 3.15m  
14'5" Max x 10'4"

**BEDROOM**  
4.30m x 3.53m Max  
14'1" x 11'7" Max

DOWN

**TOTAL FLOOR AREA : 171.4 sq.m. (1845 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 ©2020



**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.

11 January 2024