



Springfield Park, Tisbury

O.I.E.O £425,000

## Springfield Park, Tisbury, Wiltshire SP3 6QN

- Well Presented, Detached Family Style Home
- Close to Village Amenities & Mainline Train Station
- Stunning Open Plan Kitchen/Dining/Living Area
- Newly Fitted Wood Burning Stove
- Two Further Receptions, Additional Utility & a Conservatory
- Four Bedrooms with Ensuite to Master
- Further Family Bathroom, Plus Downstairs WC
- Off Road Parking
- South Westerly Rear Garden Backing onto Open Field
- EPC: E.

### DESCRIPTION

This substantial four-bedroom detached house has been tastefully refurbished throughout providing a fantastic family home, located in the heart of the ever-popular village of Tisbury, within easy reach of amenities and mainline train station.

The well-presented accommodation includes a welcoming entrance hall, leading you into a fantastic open plan kitchen/dining/living area, providing a real heart to the house, with a newly fitted wood burning stove and double doors leading out into the garden. In addition, there is a separate utility room, downstairs WC, Conservatory, study and a further reception room, currently used as a studio.

Upstairs there are four bedrooms, two with built in wardrobes and a large ensuite to the master with both a spa bath, shower and underfloor heating. An additional bathroom serves the other three bedrooms. The loft has been boarded providing a large space for storage.

### 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).



### SERVICES

The property is connected to mains water, electricity and drainage. There are modern fitted electric panel heaters throughout, some Wifi controlled, as well as underfloor heating in the ensuite bathroom. There is a recently fitted wood burning stove in the sitting room.





## OUTSIDE

The property is located at the back of the cul de sac where you enter a driveway providing parking for a couple of vehicles. Steps then lead you up to the front door. There is a small front garden mainly laid to lawn and a side gate providing access to the back.

The south westerly facing rear garden can also be accessed from the single door in the utility, or the double doors in both the sitting room and conservatory where you step out onto a sheltered patio area perfect for alfresco dining. The rest of the garden is split into two tears in which steps lead you up to each where there is a level area mainly laid to lawn. At the top of the garden is a decked area, ideally situated for sitting out in the summer evenings, backing onto open grassland.

The garden is enclosed to all sides by wooden panel fencing with colourful borders and small trees.

## LOCAL AUTHORITY

Wiltshire Council Tax Band E.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines'.

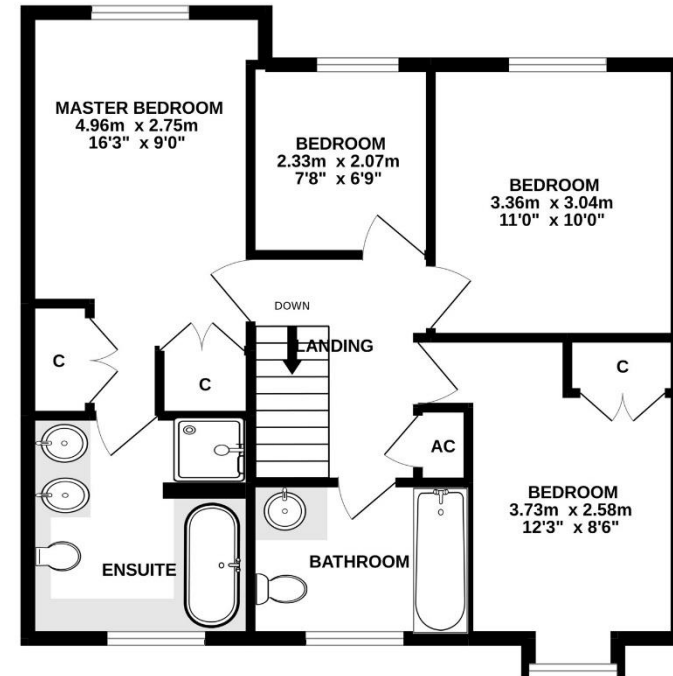
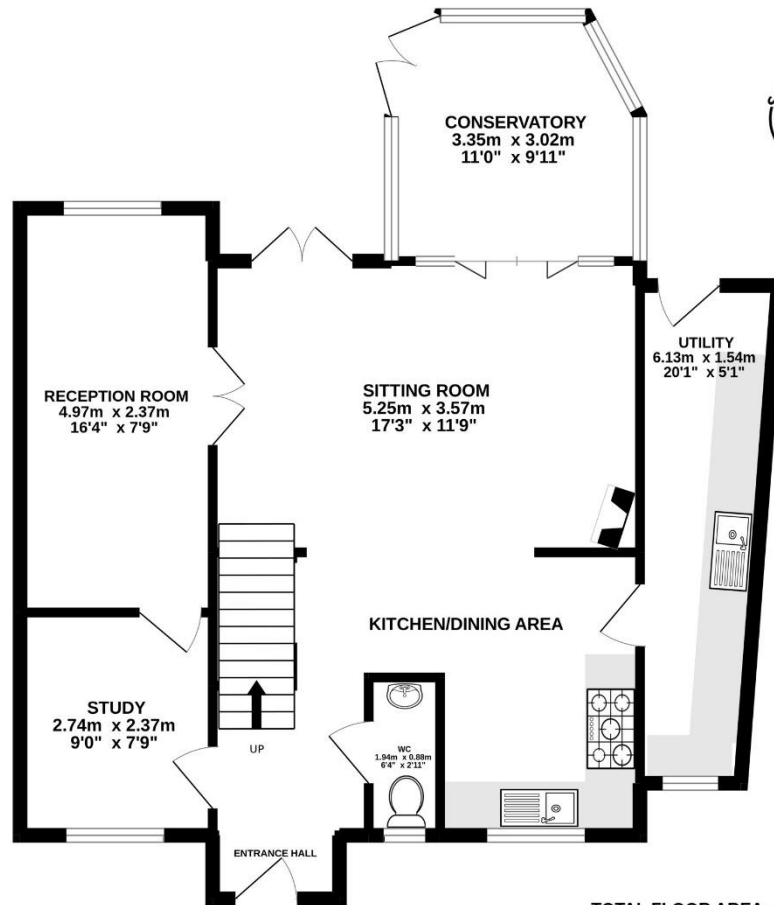
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**GROUND FLOOR**  
73.8 sq.m. (795 sq.ft.) approx.

**1ST FLOOR**  
58.6 sq.m. (631 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.4 sq.m. (1425 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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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.

**26 November 2022**