



The Mallards, Tisbury

£525,000

The Mallards, Tisbury, Wiltshire SP3 6SD

- Sought After Location within the Heart of the Village
- Close Proximity to Amenities & Mainline Train Station
- Kitchen/Breakfast Room
- Large Sitting / Dining Room with Double doors into Garden
- Additional Study & Downstairs WC
- Four Bedrooms, Two Bathrooms
- South Easterly Facing Rear Garden
- Detached Single Garage & Off-Road Parking
- No Onward Chain
- EPC: Awaited.

DESCRIPTION

A well-presented, detached house, located in the heart of the village, within easy reach of amenities and mainline train station.

The accommodation includes an entrance hall, kitchen/breakfast room with access to the garden, large sitting / dining room with open fireplace and double doors into the garden, additional study, downstairs WC, four bedrooms, two with built in storage, ensuite shower room and a further family bathroom. Externally there is beautiful south easterly facing garden, detached single garage and off-road parking for several vehicles.

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.



SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating and an open fireplace in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax, Band F





OUTSIDE

To the front of the property is a paved driveway providing off-road parking for approximately three to four vehicles as well as access to the detached single garage with electric controlled up and over door. In addition, there is a small area of planting providing a little colour and life, as well as a side gate giving access to the rear.

The south easterly facing rear garden, which has a very private feel, has been beautifully cared for over the years and can be accessed from both the single door in the kitchen breakfast room, or the double doors in the sitting room/diner where you step out onto a patio. The rest of the garden features an array of planting, providing different colours throughout the seasons, centred by a small tree in the middle.

The garden also benefits from an awning giving shelter over the patio. It is enclosed on all sides by wooden panel fencing.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

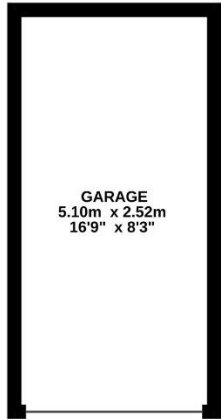
Strictly by appointment, only with Boatwrights.

01747 859 359. www.boatwrights.co.uk.

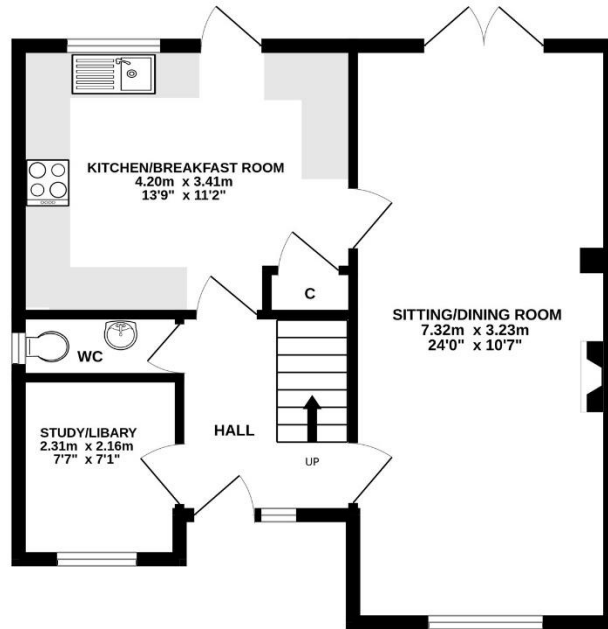




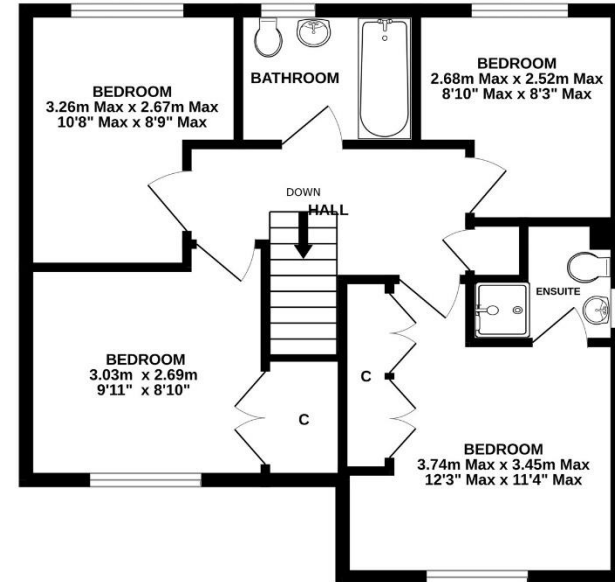
GARAGE
12.8 sq.m. (138 sq.ft.) approx.



GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 110.9 sq.m. (1194 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 ©2024

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.

01 March 2024