



Station Road, Tisbury

£550,000

## Station Road, Tisbury, Wiltshire SP3 6JR

- A Large Detached Property with Lots of Potential
- Central Village Location Close to Amenities
- Maintains a Rural Feel
- Over 1800 Sq Ft of Accommodation
- Four Bedrooms
- Two Receptions Rooms
- Private South Westerly Facing Garden
- Off Road Parking
- No Onward Chain
- EPC E.

### DESCRIPTION

A fantastic opportunity to acquire a spacious, detached property located just off the High St in Tisbury, close to amenities and mainline train station.

This four-bedroom home, originally an old working dairy, provides extensive accommodation and would be an exciting opportunity, with further potential. The accommodation on the first floor includes an entrance hall, sitting room, kitchen/dining room, bathroom, study/bedroom and two additional bedrooms. The ground floor comprises a reception room with adjoining garden room, a further bedroom, utility room, WC, and a large store room area with access into the main garden.

### 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 electricity, water and drainage. In addition, there is oil central heating, with a new boiler fitted in recent years.

### LOCAL AUTHORITY

Wiltshire County Council Tax Band C.

### TENURE

Freehold





## OUTSIDE

The property is approached via Station Road, with a driveway and parking to the side and a well-maintained garden to the front. A paved pathway leads to the front door and also continues to the other side allowing access to the rear garden.

The main, sunny, south westerly facing garden is to the back of the property and is mainly laid to lawn with an array of established flower beds and shrubs. The garden is private and also enjoys views over the river which flows along the boundary of the garden, with access down to the riverside itself.

## AGENTS NOTE

Boatwrights would like to inform any potential purchasers that this property suffered from flooding from storm Eunice in 2021.

We are awaiting further details from the Sellers regarding the insurance premium details for 2023.

Purchasers are advised to conduct their own research prior to making an appointment to view.

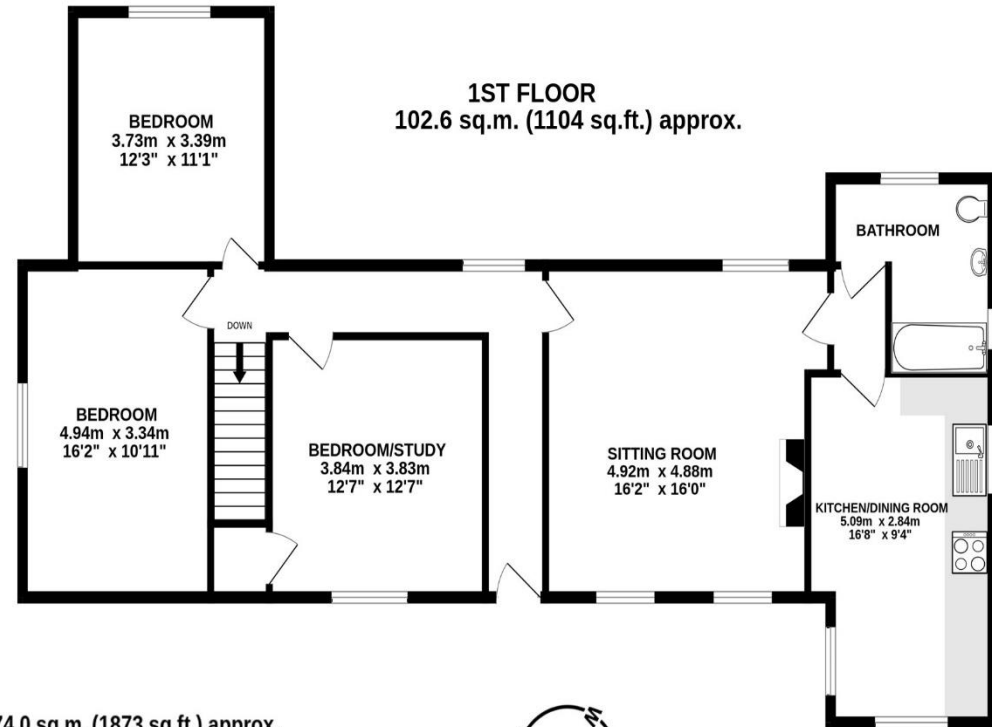
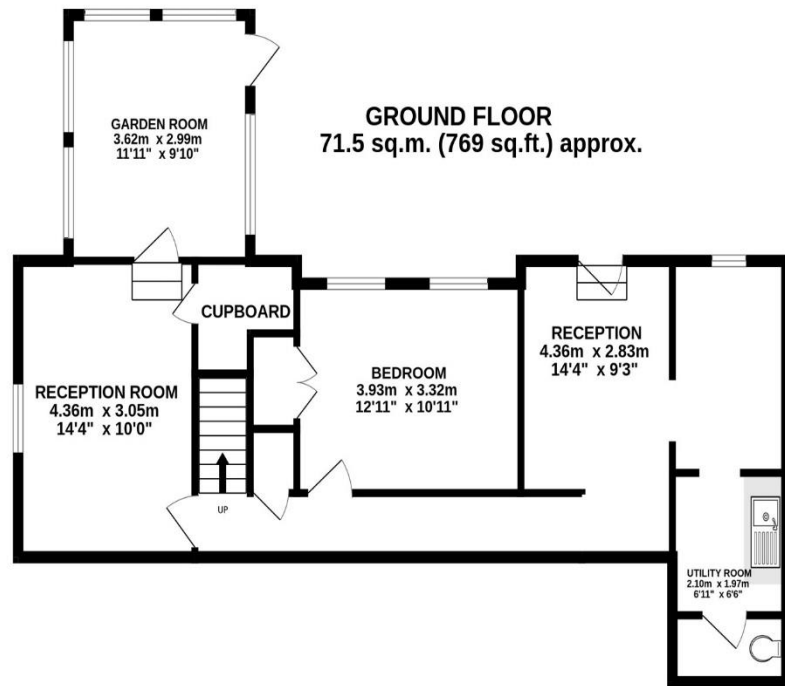
## VIEWINGS

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).





**TOTAL FLOOR AREA : 174.0 sq.m. (1873 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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