



Queens Road, Tisbury

£310,000

Queens Road, Tisbury, Wiltshire SP3 6JW

- Conveniently Located Within the Village
- Close To Village Amenities and Mainline Train Station
- Kitchen/Dining Room, Plus Additional Utility ·Large Sitting Room ·Four Bedrooms
- Family Bathroom & Downstairs WC ·Storage Shed, Plus Further Outbuilding/Studio
- Off-Road Driveway Parking ·Garden to the Rear ·EPC: Awaited.

DESCRIPTION

A generous four-bedroom semi-detached home situated in the much sought after village of Tisbury. Within close proximity of local amenities and mainline train station.

The house offers well-appointed accommodation arranged over two floors, in which the ground floor comprises of an entrance porch, kitchen/dining room which leads into a utility/boot room, large sitting room with electric fire, and downstairs WC. To the first floor there is four bedrooms and a bathroom.

Externally the property benefits from a good-sized storage area, a well-insulated sound proof studio outbuilding, as well as off-road driveway parking and a garden to the rear.

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 water, electricity and drainage.

LOCAL AUTHORITY

Wiltshire Council Tax, Band C.





OUTSIDE

To the front of the property is a driveway, providing parking for several vehicles. A small wooden gate leads through to the front door, via a paved pathway. The front garden is mainly laid to lawn bordered by hedging providing privacy. There is also side access leading to the rear.

The rear garden can also be access from the utility room, where you step out onto a patio, providing space for the outdoor furniture. Steps then lead up to the rest of the garden which is enclosed to all side.

The storage shed can be access from the patio, along with the studio outbuilding which is located to the side of the property.

TENURE

Freehold

STAMP DUTY

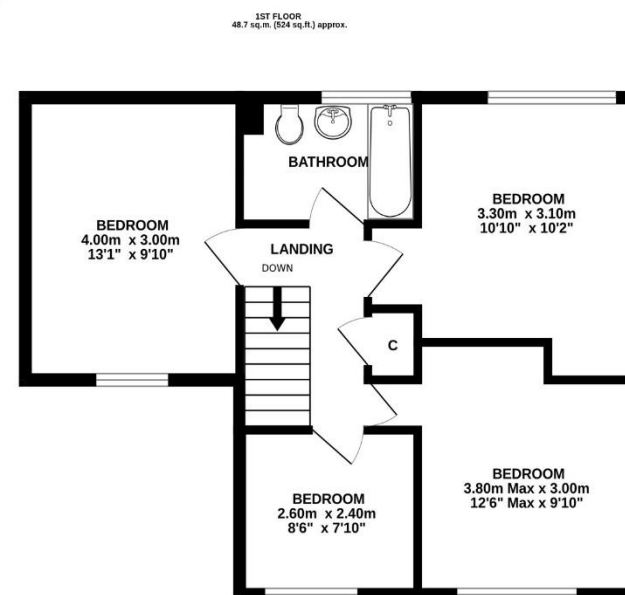
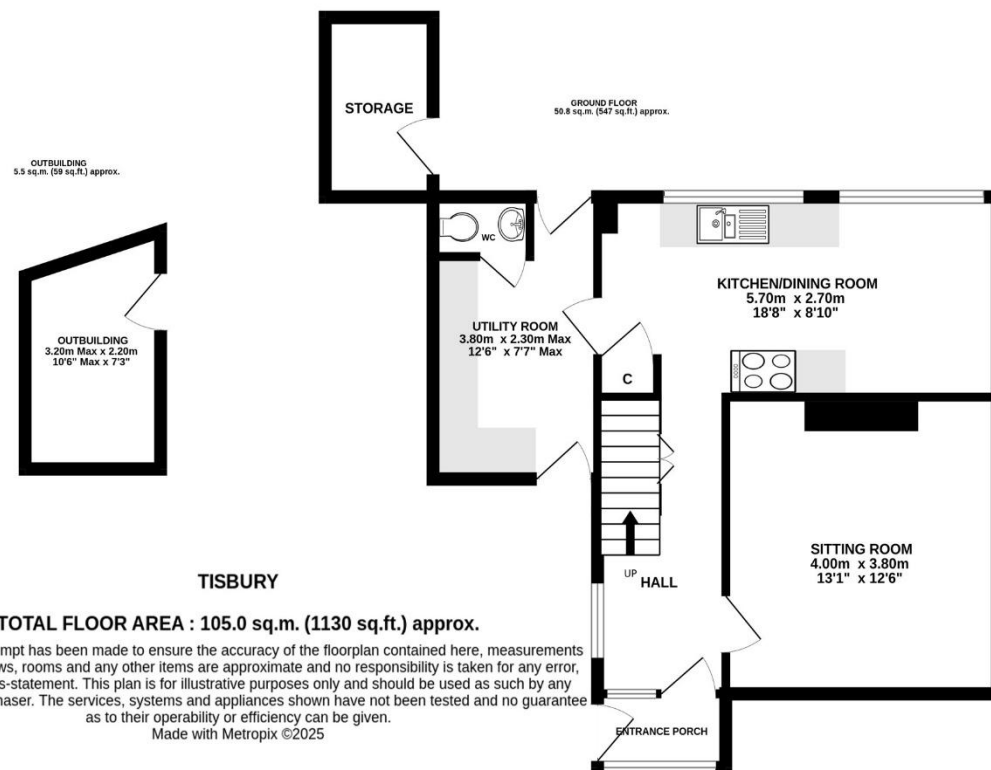
To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359 www.boatwrights.co.uk.





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.

31 March 2025

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