



Church Street, Tisbury

£225,000



Churchside, Church Street, Tisbury, Wiltshire SP3 6AZ

- Central Village Location
- Within Close Proximity to Amenities & Mainline Train Station
- Optional Lift Access
- Immaculately Presented Throughout
- Kitchen Breakfast Room Opening up into Sitting Room
- Pleasant Views of the Church
- Communal Gardens Plus Private Balcony
- Off Road Allocated Parking
- No Onward Chain
- EPC: C.

### DESCRIPTION

This immaculately presented, two bedroom apartment, which has been re-furbished in recent years, and benefits from optional lift access, is located in the heart of the sought after village of Tisbury, close to the high street and local amenities.

The apartment is part of an attractive Grade II listed Brewery building and perfect for those looking for a low maintenance and convenient property. The light and airy accommodation includes an entrance hall, kitchen/breakfast room, which opens up into a sitting room, two bedrooms one with built in storage and a bathroom, with both bath and shower.

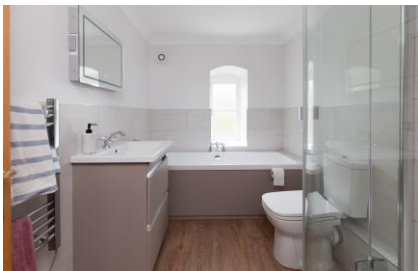
Externally there is a communal garden, allocated off road parking as well as a private balcony, accessed from the kitchen/breakfast room.

### 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

Mains water, electricity and drainage are connected to the property. Heating is electric. There is also a lift within the building.

### LOCAL AUTHORITY

Wiltshire Council Tax, Band C.







## OUTSIDE

To the centre of the development is an attractive communal courtyard garden area with central water feature and colourful flower bed borders. An archway leads back towards Church and a side pathway leads to the rear parking area.

To the rear of the development is a communal parking area where the property has an allocated parking space for one vehicle, with a further visitor space available on a first come, first serve bases.

The property is also one of only two apartments on the Churchside, to benefit from a balcony providing outside space, private to the property.

## TENURE

Leasehold.

The property has an original lease of 999 years which commenced in 2001. There is a Ground Rent and a Service Charge payable.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## VIEWINGS

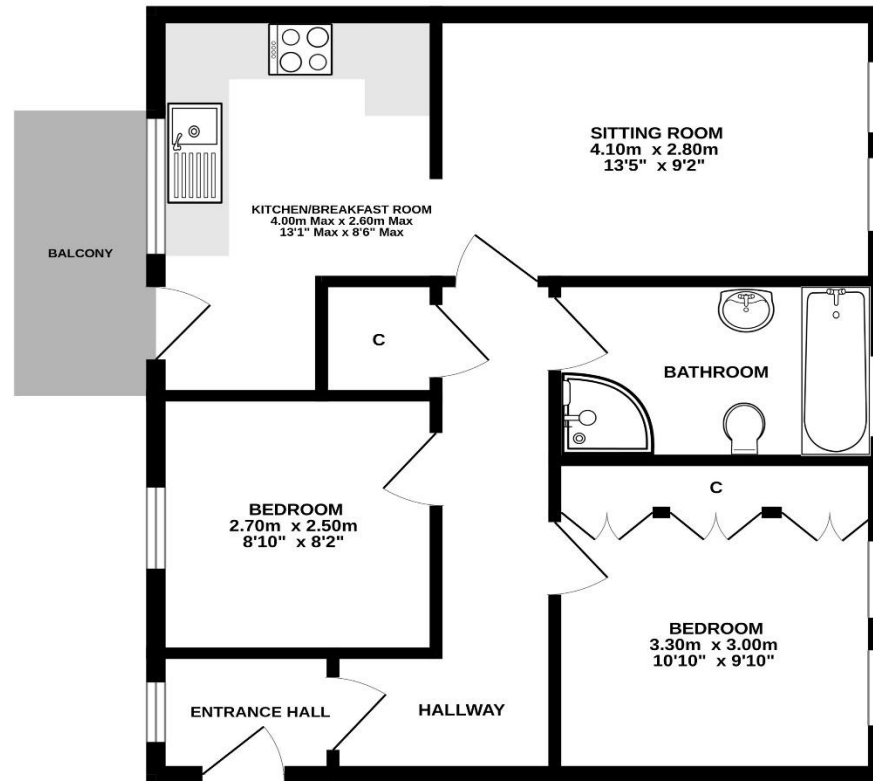
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**2ND FLOOR APARTMENT**  
**53.3 sq.m. (574 sq.ft.) approx.**



TISBURY

**TOTAL FLOOR AREA : 53.3 sq.m. (574 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.

**16 April 2025**

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email [sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email [sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)