



TISBURY

Boatwrights
Estate Agents



HARE LODGE

Monmouth Road, Tisbury Salisbury
SP3 6NR

Summary Of Accommodation

Located on Outskirts of Village in Popular Hamlet
| Within Reach of Village Amenities & Mainline
Train Station | Immaculately Presented Throughout
| Hand Built Kitchen/Dining Room, with Separate
Utility | Large Sitting Room with Wood Burning
Stove | Downstairs Double Bedroom with Ensuite
| Three Further Double Bedrooms, Two Further
Bathrooms | Ample Off Road Parking | Large
Garden to the Rear | EPC: C

The Property

This impressive Scandihus, which was built with energy saving in mind, set on a plot of over a third of an acre, located on the edge of Tisbury, in the ever-popular Hamlet of Tuckingmill, close to amenities and mainline train station.

The spacious accommodation, which has been beautifully cared for throughout, on the ground floor includes a welcoming entrance hall, high quality handmade kitchen diner, opening into additional dining room, separate utility room, large sitting room with woodburning stove and two sets of double doors into the garden, further study and a downstairs bedroom with ensuite shower room, which can also be accessed via the entrance hall.

On the first floor there are three large double bedrooms. The main bedroom, which is a wonderful size, benefits from three built in cupboards, an ensuite shower room, along with a private balcony overlooking the south westerly facing gardens and the views beyond. The second bedroom, again a very generous size, has a sitting/dressing room, which could also be used as a further bedroom, and off of it, a family bathroom with bath and shower. The third bedroom, again a double, has a large built-in wardrobe along with a separate sink. There is a generous landing along with a spacious airing cupboard.

Externally the property benefits from a double garage, currently used as a workshop, with both power and lighting, a summer house, with wood burner and additional storage room attached, as well as a Shepherd's hut providing further accommodation or perfect space for hobbies. This property really does have it all.





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 that 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.

Outside

The property is accessed off of Monmouth Road where you enter a paved driveway providing parking for numerous vehicles as well as access to the double garage which has power and lighting. There is access to the back from either side of the property.

The sunny, south westerly facing rear garden can be accessed via either of the two double doors in the sitting room where you step out onto a patio with plenty of space for the garden furniture. The rest of the garden is mainly laid to lawn which has been well cared for by the current owner and is enclosed by hedging and mature planting.

Stone steps then lead up to an additional area of garden which is again mainly laid to lawn along with a mature tree and rockery centre.

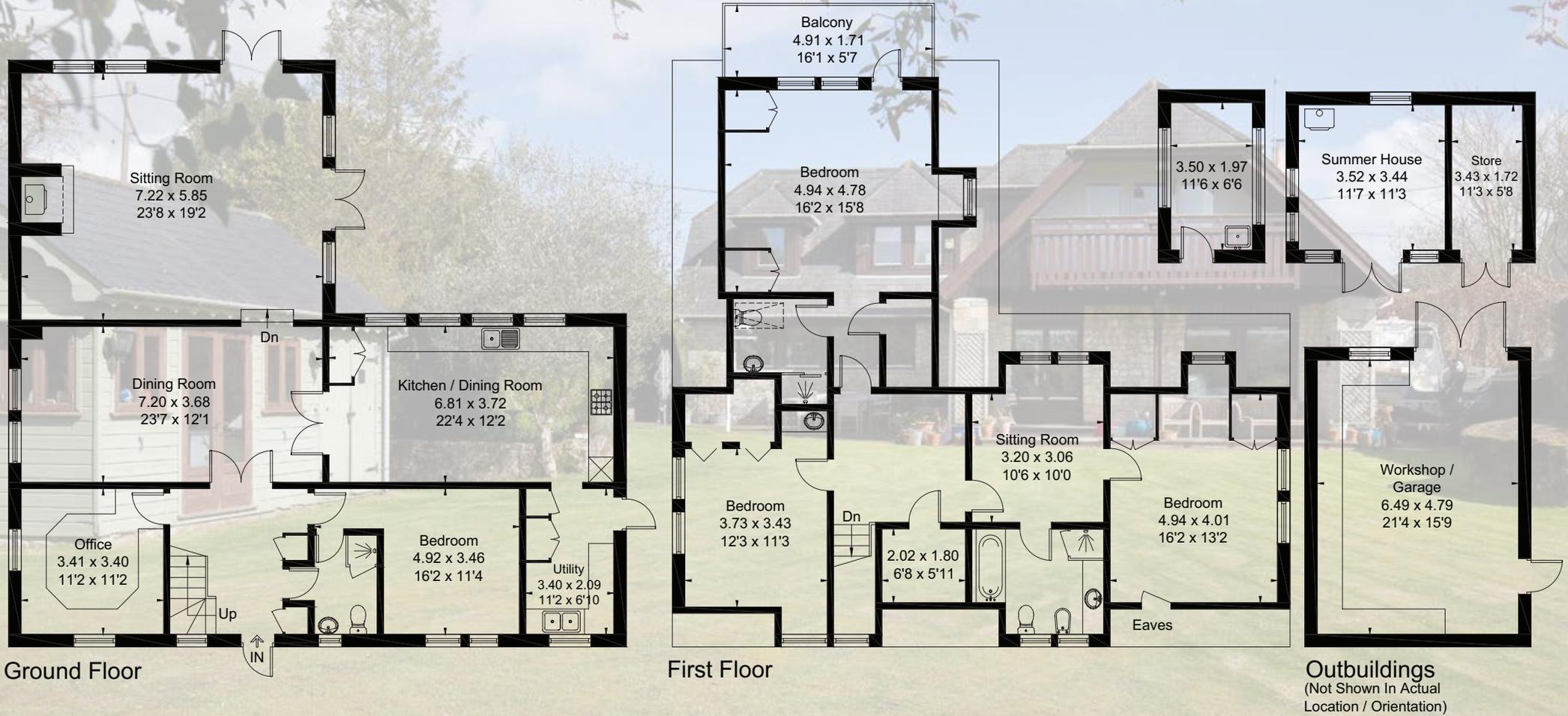
The garden also includes a summer house with wood burner, along with a Shepherd's hut, both included within the sale.

Local Authority: Wiltshire Council, Band G.





Approximate Floor Area = 258.5 sq m / 2782 sq ft
 Outbuildings = 56.4 sq m / 607 sq ft
 Total = 314.9 sq m / 3389 sq ft



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. 12th April 2024

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