



High Street, Tisbury

£675,000

High Street, Tisbury, Wiltshire SP3 6PS

- **Located at the Top of Tisbury High Street**
- **Close to Amenities & Mainline Train Station**
- **Beautifully Presented with High Quality Fixtures and Fittings**
- **Kitchen Leading into Snug · Drawing Room, Plus Further Reception/Dining Room**
- **Four Bedrooms, Two Bathrooms · Additional Utility Room, Plus Cellar**
- **Single Garage and Low Maintenance Garden to the Rear · EPC: Exempt.**

DESCRIPTION

Located on the ever popular Tisbury High Street, close to amenities and mainline train station, this Grade II listed, beautifully presented, large four bedroom property with stunning interior, and high specification accommodation throughout.

4 High Street which equates to over 2000 sq. ft of accommodation over three storeys, has been tastefully updated in recent years by the current owners, allowing modern living, whilst maintaining characterful features throughout.

The accommodation includes an entrance hall, kitchen opening into a snug, large drawing room, both with woodburning stoves, further reception, currently used as the formal dining room, and a cellar. On the first floor there are two double bedrooms, the main with stunning ensuite shower room, additional family bathroom and a separate utility, which also provides storage. The second floor has two further double bedrooms, both benefitting from views across the village, and countryside beyond.

Externally there is a low maintenance courtyard style garden, with access to a single garage.

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. London Waterloo is approximately 1 hour 50 mins away, 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

To the rear of the property is a westerly facing courtyard style garden, which can be accessed from the kitchen. Designed with low maintenance in mind, it provides a good outside space for pot planting, and relaxing on summer afternoons.

There is a gate to the rear providing access into The Quarry, where there is a single garage with up and over door, as well as an area, recently tarmacked by the current owners, where they park their car.

SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating along with two working wood burning stoves.

LOCAL AUTHORITY

Wiltshire Council Tax, Band F.

TENURE

Freehold

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights. 01747 859 359, www.boatwrights.co.uk.

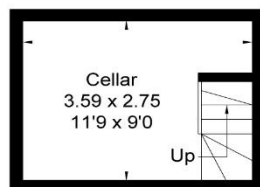


Approximate Floor Area = 186.5 sq m / 2007 sq ft

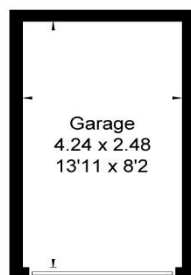
Cellar = 9.9 sq m / 106 sq ft

Garage = 10.6 sq m / 114 sq ft

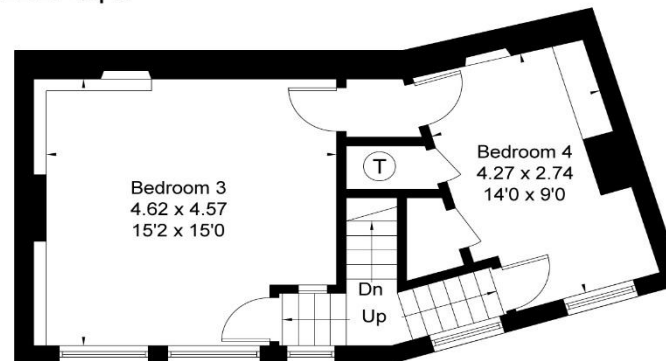
Total = 207.0 sq m / 2227 sq ft



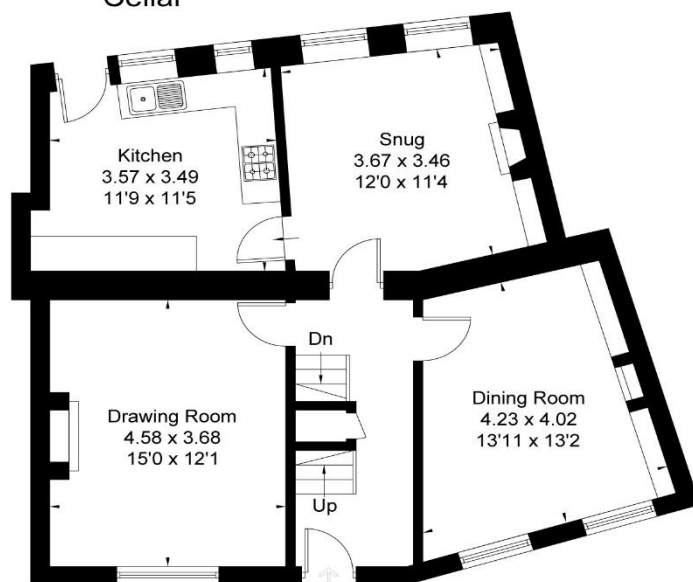
Cellar



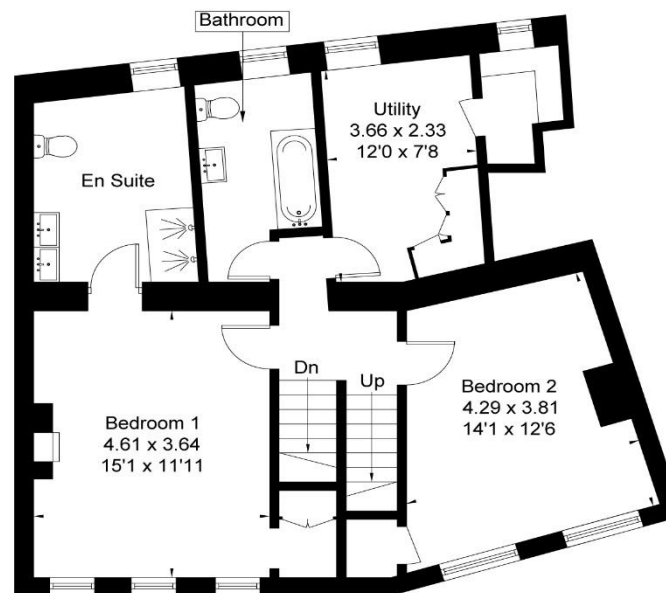
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 285345

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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