



Brook Close, Tisbury

£350,000



## Brook Close, Tisbury, Wiltshire SP3 6PW

- **Detached Bungalow in Quiet Cul De Sac Location**
- **Within Close Proximity of High Street & Mainline Train Station**
- **Kitchen Breakfast Room, Separate Utility** • **Large Sitting Room**
- **Conservatory, with Access into the Garden**
- **Two Double Bedrooms, Shower Room, Plus WC** • **Single Garage & Driveway Parking**
- **Gardens Front & Rear** • **No Onward Chain** • **EPC: Awaited.**

### DESCRIPTION

Tucked away, in a quiet cul de sac location, the detached bungalow, within reach of the village amenities and mainline train station, as well as having several countryside walks from the doorstep.

The well-appointed accommodation includes an entrance hall, kitchen large enough for a small table, separate utility, large sitting room leading into the conservatory, which has access into the garden, two double bedrooms, both with built in storage, served by a shower room, as well as an additional WC.

Externally there is a single garage with side access, off-road parking and attractive private gardens 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 that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Just a short walk away; 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.



### LOCAL AUTHORITY

Wiltshire Council Tax Band D.

### TENURE

Freehold







## OUTSIDE

The property is located in the heart of a quiet cul de sac, where you enter a tarmac driveway, providing parking for a couple of vehicles, as well as access to the garage with up and over door, power and lighting. The front garden is mainly laid to lawn, with access at to the rear from either side of the property.

The rear garden can also be accessed via the double doors in the conservatory, where you step out onto a patio, providing the perfect space for the garden furniture, as well as an area of lawn. The rest of the garden is tiered with an array of planting, providing ample colour and life, with a sweeping gravelled pathway leading you to the bottom, where the brook is located.

## SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating, although we do need to make purchasers aware that the property will need a new boiler, in which we can supply quotes.

## 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)

## VIEWING

Strictly by appointment, only with Boatwrights.

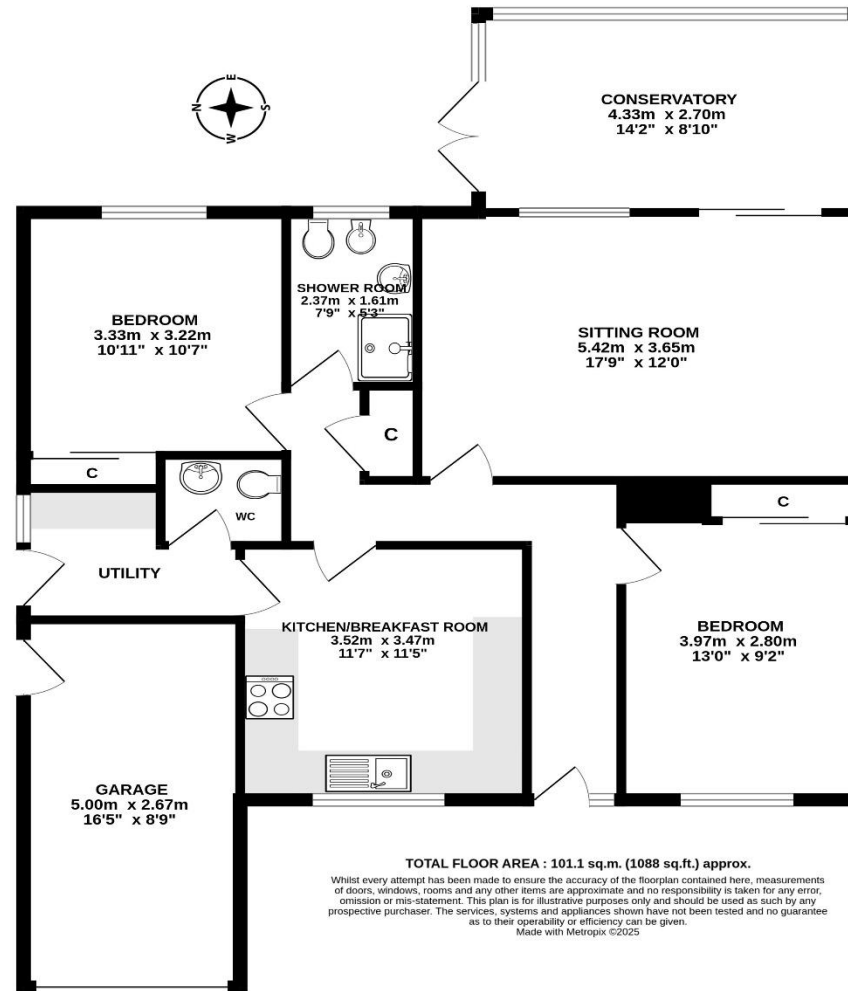
01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).







**GROUND FLOOR**  
**101.1 sq.m. (1088 sq.ft.) approx.**



**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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