







Key Features

- Sought After, Residential Development Built By CG Fry
- High Specification Fixtures & Fittings
- Within Close Proximity of Tisbury Village Centre & Train Station
- Kitchen/Dining Room, Separate Utility with Larder Cupboard
- Large Sitting Room, Plus Additional Reception
- Four Bedroom, Two Bathrooms, Downstairs WC
- South Westerly Facing Garden, Double Garage & Parking

Tenure: Freehold | EPC Rating: C | Council Tax Band: F |

Services: Mains water, electricity and draining. Heating via an Air source heat pump, along with an upgraded Wood burning stove in the sitting room. There are Solar panels on back of the property.

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.

Inside the Home

A beautifully presented four bedroom detached modern house with double garage located within the ever popular CG Fry development in the thriving village of Tisbury.

The well appointed accommodation, which the current owner has added to and enhanced includes an entrance hall, spacious kitchen/dining room with both Everhot and cooker, separate utility with cold larder, full length sitting room with wood burning stove (fitted by the current owner) & double doors into the garden, further reception room which could serve a number of uses, downstairs cloakroom, four double bedrooms with en suite to the main, further bathroom, detached double garage, south westerly facing garden and off-road parking.

Outside Space

The property is located on Grosvenor Drive, where you enter a tarmac driveway to the rear providing parking for a couple of vehicles as well as access to the double garage with two up and over doors, power and lighting. The front of the property has planted borders, giving the property a more cottage feel.

The south westerly facing rear garden can be accessed from both the sitting room and the utility where you step out onto a hardscaped area providing space for the garden furniture. The rest of the garden has been landscaped with an array of planting and areas of lawn.

There is a gate to the rear providing access to the garage/parking, all enclosed by brick walling.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

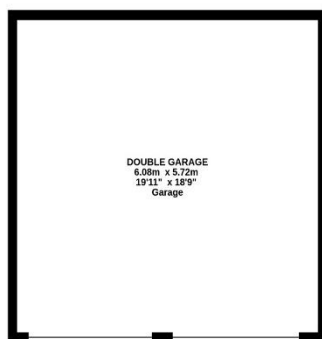
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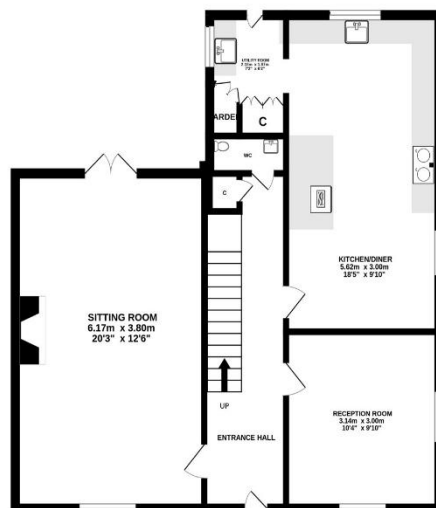




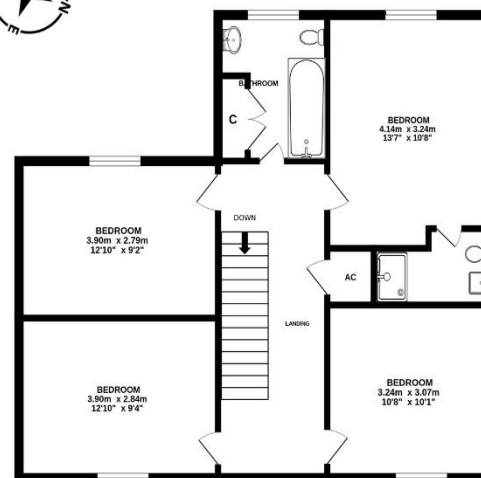
GARAGE
34.8 sq.m. (375 sq.ft.) approx.



GROUND FLOOR
61.5 sq.m. (662 sq.ft.) approx.



1ST FLOOR
66.2 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 162.5 sq.m. (1749 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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19 September 2025