



# Pythouse Farmhouse Annexe

Newtown, Tisbury, Salisbury, SP3 6PA

## 3 Bedroom Semi-Detached Property

A spacious rural property with private parking and large garden. Located in the sought after location of Newtown near Tisbury.

**£1475 per calendar month | Available June 2025**

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue  
RURAL ASSET MANAGEMENT



**Pythouse Farmhouse Annexe**  
**Newtown**  
**Tisbury**  
**Wiltshire**  
**SP3 6PA**

### Description & Location

Pythouse Farmhouse Annexe is a delightfully spacious, three bedroom semi-detached property situated in the village of Newtown, near Tisbury.

The property is less than half a mile from Pythouse Kitchen Garden, a walled garden and restaurant, as well as Pythouse Tennis Club. The nearby village of Tisbury boasts a good range of amenities including a supermarket, butchers, deli, sports centre, a number of pubs and a mainline train station (London Waterloo 1 hour 49 minutes).

The property is ideally situated close to a number of excellent local schools including Sandroyd, Port Regis, Hanford, Chafyn Grove, Claysmore, Bryanston and Godolphin.

### Accommodation

Accessed via an entrance porch with steps down to internal hallway and doors leading to:

**STUDY (3.54m x 2.15m)**

A good sized study to the front of the property

**UTILITY AREA**

With Belfast sink, worktop space, plumbing for washing machine and space for tumble dryer

**LIVING ROOM (4.08m x 3.60m)**

A snug room with woodburning stove and double aspect windows

**KITCHEN/ DINING ROOM (6.86m x 4.90m)**

A large room with high ceilings, newly fitted kitchen with built under electric oven and hob, space for dishwasher, large sash windows and stairs leading to first floor.

**DOWNSTAIRS CLOAKROOM**

The first floor comprises:

**BEDROOM 1 (5.32m x 5.22m)**

An extremely spacious master bedroom with feature fireplace, large sash windows and fitted clothes rails

**BEDROOM 2 (4.24m x 3.82m)**

A good sized double room with airing cupboard and double aspect windows

**BEDROOM 3 (6.61m x 2.61m)**

With large sash windows and feature fireplace

**BATHROOM**

White suite comprising hand basin, WC and bath with shower mixer taps

### EPC

The cottage has an EPC rating 'E40'.

### Services and Utilities

The property is heated via oil fired central heating, mains water and private drainage all payable by tenant.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet. Mobile phone signal is limited and may require a booster depending on network provider. Intending tenants to satisfy themselves with broadband and mobile services.

### Fees, Charges & Terms

The rent is £1475pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £340 is payable to secure the property (see further details and conditions in our fee summary) and £1,700 is payable as a security deposit.

Council Tax Band A – Wiltshire Council.

### Availability

The property is available from June 2025.

### Restrictions

Pets by negotiation.

### Photos



### Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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**RICS**

