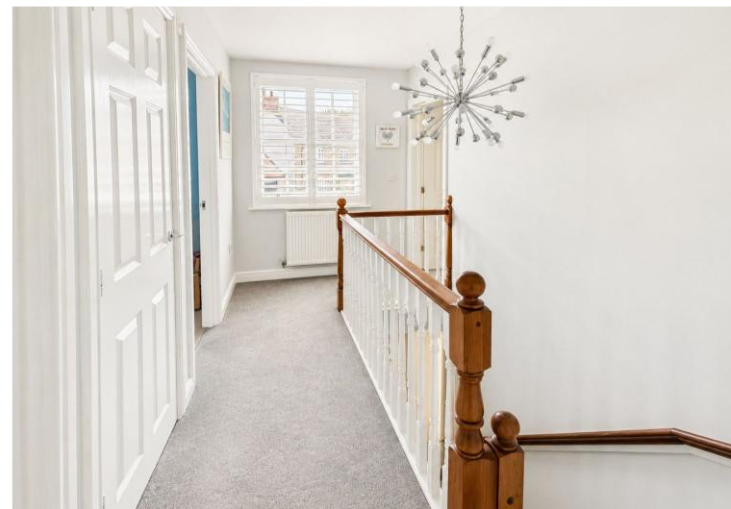






11 Maryland Avenue, Tisbury, Salisbury, Wiltshire, SP3 6GY

What 3 Words: ///collected.worksheet.vivid



Key Features

- Located in the sought after village of Tisbury
- Short walk to the high street and Mainline Train Station
- Large, Kitchen Dining Room with renewed integrated appliances.
- Three Double Bedrooms & Two Bathrooms
- Peaceful location in the popular C.G. Fry Development.
-

Tenure: Freehold | EPC Rating: Awaited | Council Tax Band: D |

Services: The property is connected to mains drainage and electricity. The property's heating system is in the form of an Air Source Heat Pump as well as having a charming Wood Burning Stove in the sitting room.

Location

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought-after Nadder Valley, surrounded by breathtaking rolling countryside that is widely regarded as offering some of the finest walking in the South of England. You will also find Messums Art Gallery on the rural edges of the village. The combination of stunning views and excellent local amenities has seen Tisbury recognised by The Sunday Times as one of the best places to live in the UK since 2014.

The picturesque and thriving High Street supports a vibrant community and offers a wide range of high-quality independent shops and services, including a butcher, solicitors, a highly regarded deli, hair salons, hardware shop, florist, post office, cafés, wine shop, pharmacist, dentist and doctors' surgeries. The village and surrounding area are also home to some of the finest restaurants and gastropubs in the South West. An excellent primary school is located within the village.

Inside the Home

The accommodation is beautifully proportioned throughout. A welcoming entrance hall leads to a generous dual-aspect sitting room centred around an attractive fireplace with wood burning stove, creating a warm and inviting living space. The impressive triple-aspect kitchen/dining room is flooded with natural light and provides an excellent space for both everyday family living and entertaining. Adjoining the kitchen is a practical utility room with external access. To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, whilst bedrooms two and three are served by a well-appointed family bathroom. One of the property's standout features is its delightful outlook to the rear, where the garden enjoys attractive views towards open farmland, providing a wonderful sense of space and countryside beyond.

Outside Space

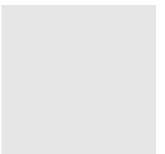
Externally, the property continues to impress with an attractive front garden, driveway parking for two vehicles and a detached garage. The enclosed rear garden has been thoughtfully landscaped and is predominantly laid to lawn with well-stocked flower borders and a paved terrace, creating an ideal space for outdoor dining and relaxation.

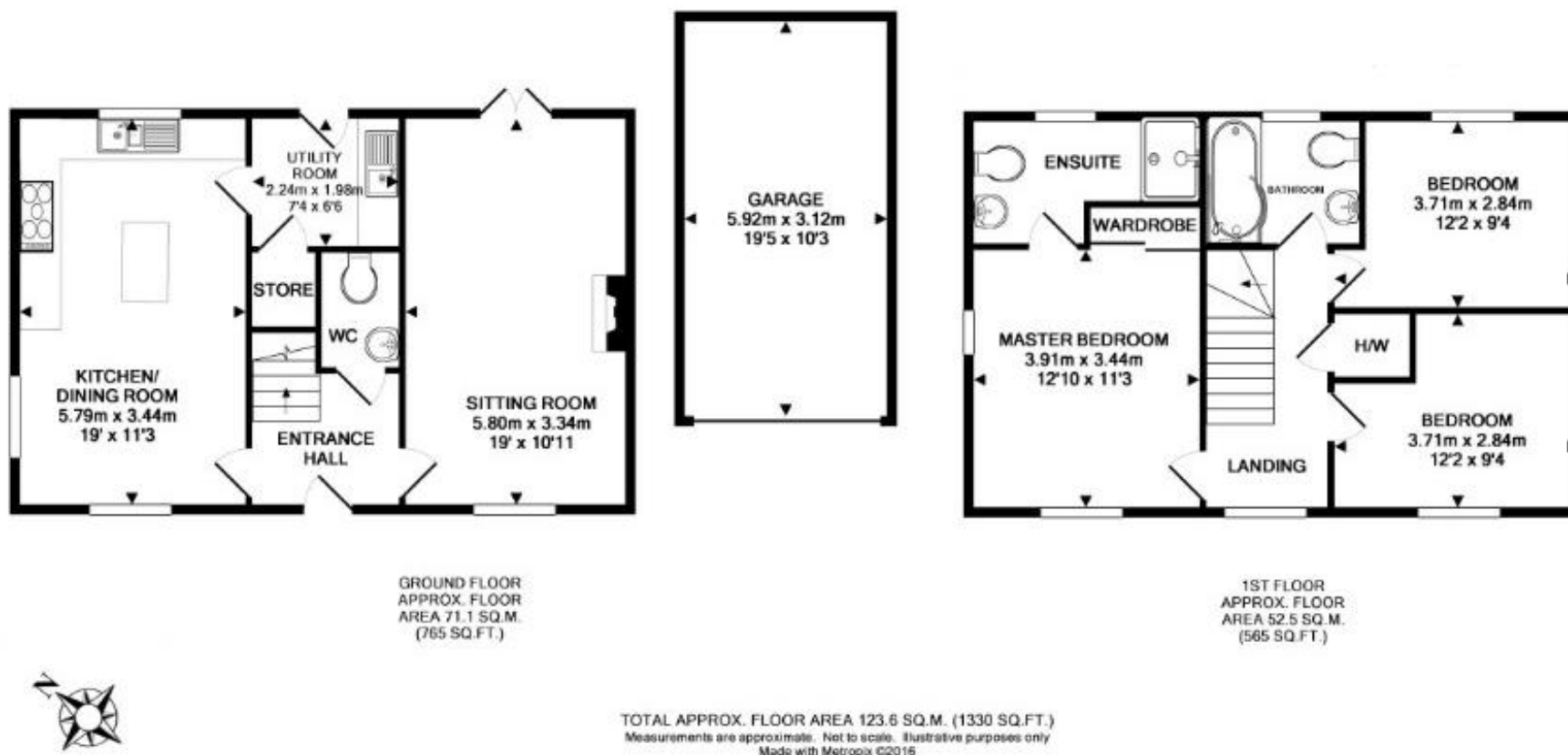
Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359
sales@boatwrights.co.uk | www.boatwrights.co.uk

Scan to
read more
on the
property





Looking to buy or sell in Tisbury?

At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

Scan here to Learn more On Boatwrights?



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.

07 July 2026