







## Key Features

- Attractive Property Located in a Central Location
- Within Easy Reach of Village Amenities & Mainline Train Station
- Kitchen/Dining Room with AGA
- Large Sitting Room with Open Fireplace
- Three Bedrooms, Family Bathroom, Plus Downstairs WC
- South Westerly Facing Garden, Single Garage & Parking
- No Onward Chain; EPC: D

**Tenure: Leasehold | EPC Rating: D | Council Tax Band: B |**

**Services:** The property is connected to mains electricity, water and drainage. Heating is electric. There is an AGA in the kitchen and an open fireplace in the sitting room.

## 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 well-appointed period house, once part of The Old Glove Factory, located in the centre of the sought after village of Tisbury, perfect for those looking to be close to local amenities and the mainline train station, whilst remaining in a quiet tucked away position.

The accommodation includes an entrance hall, kitchen diner with AGA, sitting room with open fireplace, downstairs WC, three good sized bedrooms, two with built in storage, and a family bathroom.

Externally there is a sunny south westerly facing garden, single garage and off-road parking.

## Outside Space

The property is located on a quiet no through lane just off of Church Street where there is easy access to the front door. To the rear there is allocated off-road parking as well as a single garage with up and over door.

The sunny, south westerly facing rear garden has been designed with low maintenance in mind, predominantly paved with planted borders providing a fantastic space for garden furniture and attractive pot plants. There is a small, well maintained tree at the rear of the garden.

The garden is enclosed by a mixture of wooden panel fencing, stone walling and mature planting.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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