

Key Features

- A substantial house, in the ever-popular CG Fry development
- Located in the sought after village of Tisbury
- Within easy reach of amenities and mainline train station
- Kitchen dining room, additional utility room
- Double aspect sitting room with woodburning stove
- Further reception room which could serve a number of uses
- Four bedrooms, ensuite to main
- Further family bathroom, large downstairs WC
- Single garage & parking
- Stunning landscaped gardens backing onto open fields

Tenure: Freehold | **EPC Rating:** Awaited | **Council Tax Band:** F |

Services: The property is connected to mains drainage and electricity. The property's heating system is in the form of a very energy efficient Air Source Heat Pump as well as having a wood burning stove in the sitting room. The property benefits from solar panels which are owned.

Location

Tisbury is the principal village in Wiltshire's exceptionally popular Nadder Valley, with beautiful rolling countryside considered by many to offer the best walking in the south of England. Glorious landscapes 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.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitor, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, a garage, the community leisure centre, a pharmacist, dentist and doctors' surgery. The list goes on. 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 mainline railway station at the bottom of the High Street is on the Exeter to Waterloo line; central London is only 1 hour 50 mins away. 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.

Inside the Home

This beautifully presented four bedroom detached modern home, which has been further enhanced by the current owners both internally and externally, located within the ever-popular CG Fry development in the thriving village of Tisbury, close to village amenities and mainline train station.

The tasteful accommodation is arranged over two floors; the ground floor includes an entrance hall, spacious kitchen/dining room, separate utility room, dual aspect sitting room with wood burning stove, further reception room which could serve a number of uses and a downstairs WC, with space for a shower, or further storage.

To the first floor there are four double bedrooms, with an en suite to the main; and a further family bathroom with both bath and shower. The loft has also been boarded.

Outside Space

The property is approached off Morrison Avenue where you enter a tarmac driveway, providing parking for two to three vehicles. This in turn leads to the single garage with up and over door. There is also a side gate providing access to the rear garden.

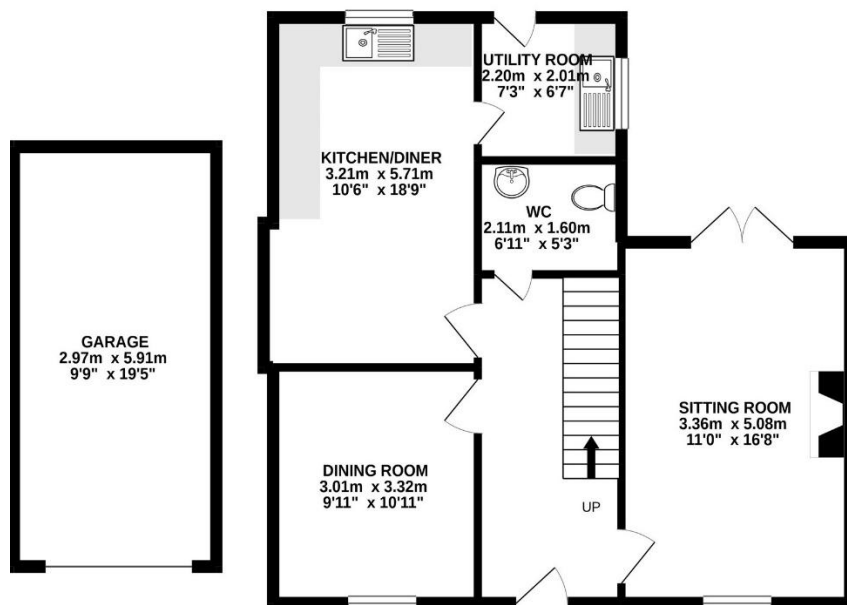
To the front of the property is a small but very attractive garden, which boasts an array of colourful planting, and a paved pathway leading up to the front door, giving the front of the property an attractive first impression.

The westerly facing rear garden which is certainly larger than average on the estate, has been fully landscaped by the current owners, creating a mature cottage feel, whilst giving the garden a strong degree of privacy, backing onto the open fields. The garden can be accessed from both the double doors in the sitting room as well as a single door in the utility room.

The garden is centred by an area of lawn, with colourful borders and a stylish pathway leading down to patio, providing ample space for the garden furniture and access to the fruit trees. At the top of the garden there is a further decked area with a sunken hot tub, the perfect spot for outdoor entertaining and alfresco dining. The back of the garden is lined with hazel hedging providing further privacy.

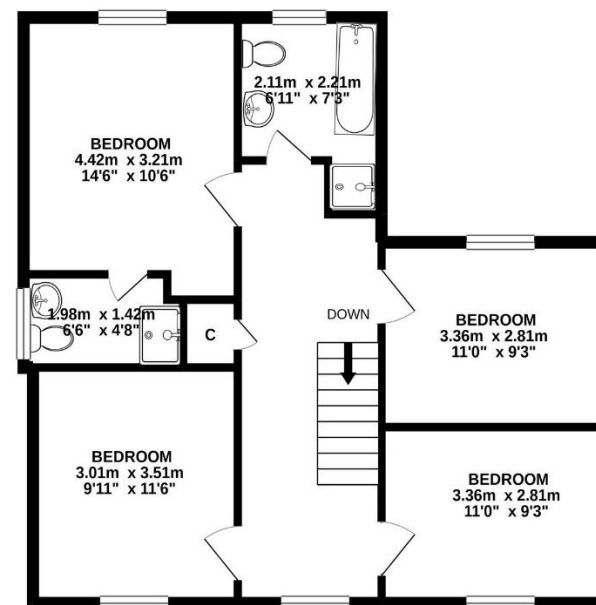
GROUND FLOOR

76.5 sq.m. (823 sq.ft.) approx.



1ST FLOOR

59.9 sq.m. (645 sq.ft.) approx.



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?



TOTAL FLOOR AREA : 136.4 sq.m. (1468 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.

Made with Metropix ©2021

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.

12 September 2026