





Key Features

- Located in Quiet Cul De Sac Location
- Within Reach of Village Amenities & Several Countryside Walks
- Large Sitting/Dining Room with Wood Burning Stove
- Three Bedrooms
- Family Bathroom plus Downstairs WC
- Garden with Large Shelter
- Single Garage and Driveway Parking
- No Onward Chain

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

Services: The property is connected to mains electricity, water and drainage. Heating is oil fired, along with a wood burning stove in the sitting/dining room.

Location

The highly desirable village of Wylfe is situated within an area of Outstanding Natural Beauty and benefits from some simply gorgeous scenery. Local amenities include a church, village hall and The Bell Inn public house. Wylfe also offers excellent road links being only 1 mile from the A303 and the A36 bypasses the village providing access to Salisbury and Warminster both approximately 12 miles from the village.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors' surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

A303 (London/Exeter) 1m, Salisbury 12m, Warminster 12m, Tisbury 10m .
Trains: Tisbury (London Waterloo 110mins), Salisbury (London Waterloo 85 mins), Warminster (Bristol Temple Meads 48mins).

Inside the Home

Positioned in a quiet cul de sac, within the attractive village of Wylfe, this semi-detached two storey property, is within reach of village amenities, and several countryside walks from the doorstep.

The well-appointed accommodation includes an entrance hall, large sitting/dining room with wood burning stove, kitchen with external door providing access to the driveway, downstairs WC, three bedrooms and a bathroom.

Externally there is a private driveway providing off-road parking, garage with up and over door, garden to the rear with a further shelter in the garden providing useful storage.

Outside Space

Foyles Mead is a quiet cul de sac, in which the property is located on the left, where you enter a driveway providing parking for at least a couple of vehicles as well as access to the single garage with up and over door, power and lighting, as well as a further door providing access into the rear garden. The front garden is mainly laid to lawn with a pathway leading up to the front door. A side gate provides access to the rear.

The rear garden can also be accessed from the double doors in the sitting/dining room, where you step out onto a patio providing space for the garden furniture. The rest of the garden is mainly laid to lawn, with a paved pathway taking you to the useful shelter at the back, providing plenty of covered storage.

Shall We Book You in For a Viewing?

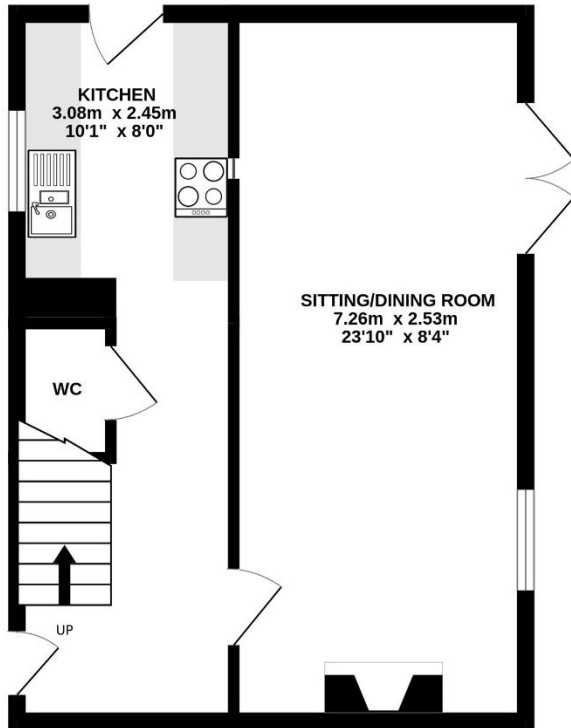
Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
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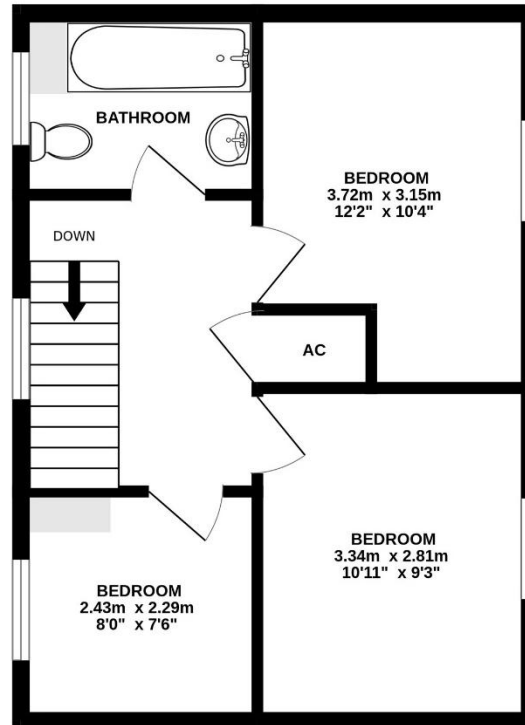
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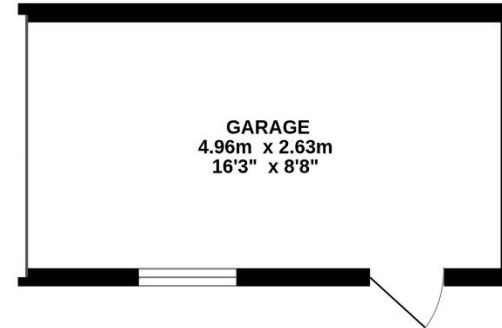
GROUND FLOOR
35.8 sq.m. (386 sq.ft.) approx.



FIRST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



GARAGE
13.1 sq.m. (141 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (923 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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Important Notice

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06 July 2026