









Key Features

- Four Bedroom Village Home with Character Features
- Sitting Room, Open Plan to Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Garage

Tenure: Freehold | EPC Rating: TBC | Council Tax Band: | F

Services: Mains water, sewage, electricity. Oil fired central heating

Location

The property is accessed off the Wylfe Road with driveway providing plenty of off road parking and access to the garage with power and light. The private south facing rear garden has been well designed for easy maintenance, whilst providing outdoor dining area, vegetable patch and storage areas. With garden shed and greenhouse. Large, gated side access to the left of the house and personal access the other side.

This charming, detached cottage style house has been beautifully cared for by the current vendor the last four decades. Situated in an elevated plot with views over the countryside to the front, this charming home is located within the heart of Hanging Langford.

Inside The Home

To the ground floor the property offers surprising accommodation including sitting room with large inglenook style fireplace, stone feature wall and log burner, dining room with fireplace, family room/study, kitchen/breakfast room, utility and cloakroom. To the first floor the principal bedroom is dual aspect and enjoys access to a south facing balcony. This room is accessed via bedroom 4, but equally this could be redesigned to use as a standalone fourth bedroom. Bedrooms two and three are both double and bedroom two uniquely has direct access to loft space over the garage which is utilised as a hobby/storeroom. Externally there is a garage, ample driveway parking, wonderful south facing garden with patio dining area, a greenhouse and further garden shed.

Further Information

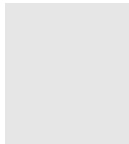
The popular village of Hanging Langford is located in the heart of the Wylfe Valley with direct access to incredible country walks. The Langford Lakes Nature Reserve is a delightful haven for birds and wildlife whilst the local village hall provides an active lifestyle. The nearest pub, Rainbow on the Lake is just over a ten minute walk away. Situated to the south east, is the Cathedral city of Salisbury which provides a comprehensive choice of private and state schooling, extensive shopping, dining and leisure facilities. The city also boasts an Everyman Cinema and Theatre. A303 (London/Exeter) 2m, Salisbury 9m, Warminster 12m, Tisbury 9m. Trains to London: Tisbury (London Waterloo 110mins), Salisbury (London Waterloo 85 mins), Warminster (Bristol Temple Meads 48mins).

Shall We Book You in For a Viewing?

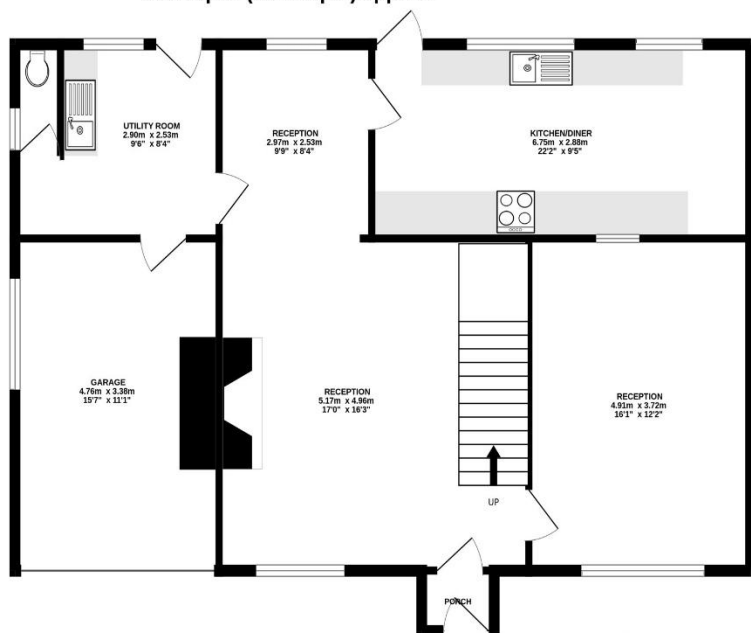
Strictly by appointment only via Boatwrights Estate Agents.

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

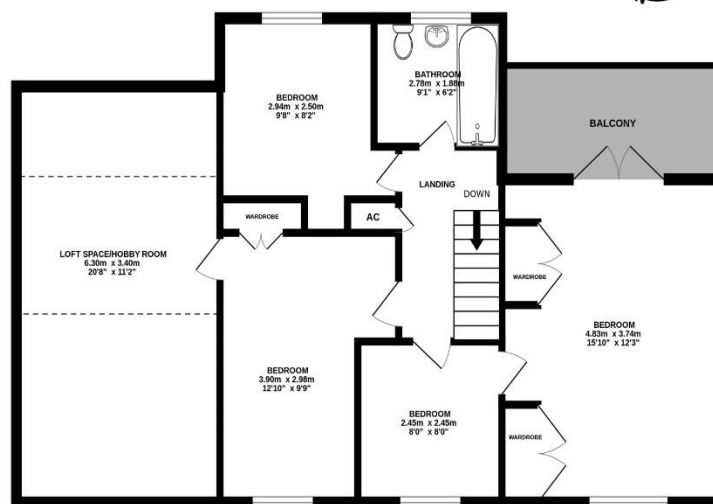
Scan to  
read  
more



**GROUND FLOOR**  
95.0 sq.m. (1023 sq.ft.) approx.



**1ST FLOOR**  
72.9 sq.m. (785 sq.ft.) approx.



**TOTAL FLOOR AREA : 168.0 sq.m. (1808 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 ©2026



**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.

30 January 2026