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Grosvenor Drive, Tisbury

Asking Price: £550,000



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19 Grosvenor Drive, Tisbury, Salisbury, Wiltshire, SP3 6GS
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Key Features

- A Substantial Home, in the Ever Popular CG Fry Development
- Located in the Sought After Village of Tisbury
- Within Easy Reach of Amenities and Mainline Train Station
- Large Kitchen/Dining Room
- Sitting Room with Wood Burning Stove
- Four Bedrooms, with Ensuite to Main
- Further Family Bathroom, plus Large Downstairs WC
- Single Garage & Parking
- Larger than Average Garden With Productive Fruit Trees
- Views Over the Neighbouring Countryside, No Onward Chain

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

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 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, solicitors, a highly regarded deli, hair salon, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, three pubs, 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

Brought to the market for the first time since new (2014), a well-presented semi-detached house located on the ever-popular CG Fry development, within easy reach of the village amenities and mainline train station. The property externally provides the image of an older period property, whilst boasting a much more modern, low maintenance lifestyle inside, giving a purchaser the best of both worlds. The property has undergone further improvement in the current ownership, including solid oak flooring, new carpets/decor and an EV charging point.

The accommodation includes an entrance hall, large kitchen/dining room, separate utility, sitting room with wood burning stove & double doors into the garden, large downstairs WC, four bedrooms, with ensuite to the main, and a further family bathroom.

Outside Space

The property is accessed off Grosvenor Drive, where there is a tarmacadam driveway, providing off road parking with ample width for two vehicles, along with access to the single garage with up and over doors and a further gate into the garden. The productive, private rear garden which is larger than average on the estate can be accessed from both the utility room, as well as the double doors in the sitting room, where you step out onto a patio area, with room for the garden furniture, perfect for outdoor entertaining. The rest of the garden is mainly laid to lawn, with a planted rosemary bush, pairs of apple, pear and plum trees (which bear ample fruit), along with a productive cherry tree. Along the fence line there is a grape vine which again produces edible grapes each year.

The property benefits from a further outside space (separated from the main garden, via a wooden picket fence), part of the badger run when the development was built, which provides a generous, additional outside space, as well as giving a further buffer to the neighbouring property, allowing a greater degree of privacy and security.

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. In 2021 the current owners fitted solid oak flooring to the sitting room, upstairs landing, family bathroom and staircase. The loft has also been boarded to provide further storage. There is a OhMe ePod 7KW EV electric car charger installed to the left side of the garage, a fitted alarm system within the house, as well as full fibre broadband (500mb/s).

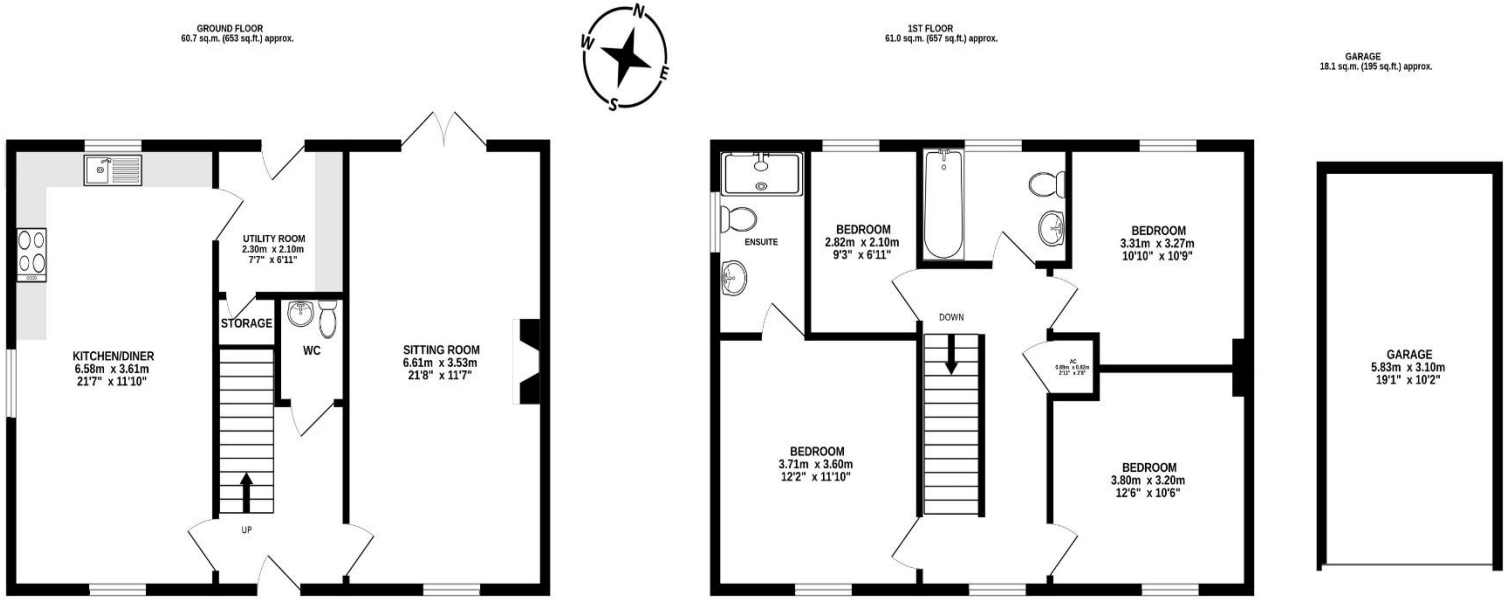
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GROUND FLOOR
60.7 sq.m. (653 sq.ft.) approx.

1ST FLOOR
61.0 sq.m. (657 sq.ft.) approx.

GARAGE
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

11 November 2026