





# Corrindale, The Street, Teffont, Wiltshire, SP3 5QP

What 3 Words: ///mixer.steamed.campus



## Key Features

- Beautiful Countryside Residence in Heart of the Village
- Highly Sought After Nadder Valley Village Location
- Immaculately Presented Throughout
- Enhanced By Current Owners Providing Fantastic Modern Style Living
- Kitchen Breakfast Room, Separate Utility
- Double Aspect Sitting / Dining Room
- Three Bedrooms, One Shower Room
- Reduced Double Garage Plus Ample Off-Road Parking
- Beautifully Landscaped Gardens with Stunning Views

**Tenure: Freehold | EPC Rating: D | Council Tax Band: E**

**Services: The property is connected to mains electricity, water and drainage.**

**There is oil fired central heating.**

## Location

The semi-rural and typically English village of Teffont Magna is located on the edge of the Nadder Valley. The Village is renowned for its assortment of period cottages as well as its picturesque street scene beside a chalk stream. The Village benefits from a 13th century Church and a Village Hall, which forms the centre of community life in the Village. Along with a number of stunning walks showing off some of Wiltshire's finest views. A303 (London/Exeter) 2.5m, Salisbury 11.5m. Shaftesbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins). The nearby village, Tisbury (4.5m), is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist.

There is also a post office, a doctors' surgery, a dentist, a leisure centre, a recreation ground and there are several local community groups. In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area. A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).

## Inside the Home

This impressive two storey property, which has undergone substantial refurbishment in recent years both internally and externally, located within the heart of the village, on a plot of approximately 0.2 of an acre, providing a combination of fantastic modern living, along with the country lifestyle, with stunning views and several countryside walks which can be accessed from the doorstep.

The accommodation, which is immaculately presented throughout, to a high standard, includes a welcoming entrance hall, kitchen/breakfast room, separate utility, double aspect sitting/dining room, a downstairs WC, integral double garage (not full length), and three bedrooms, all served by a modern fitted shower room.

Externally There is ample off-road driveway parking, and landscaped gardens to the rear, benefiting from stunning countryside views from the top.

## Outside Space

To the front of the property there is a large, recently laid gravel driveway, providing parking for several vehicles as well as access to the double garage, with double doors. The garage is not full length as the rear section has been converted into the utility room. The rear of the property can be accessed from either side.

The rear garden, which particularly enjoys the afternoon sun, is arranged over four tiers, and can be accessed via both the dining area and utility, has been tastefully landscaped by the current owners, providing a space that is now all useable and easier to manage.

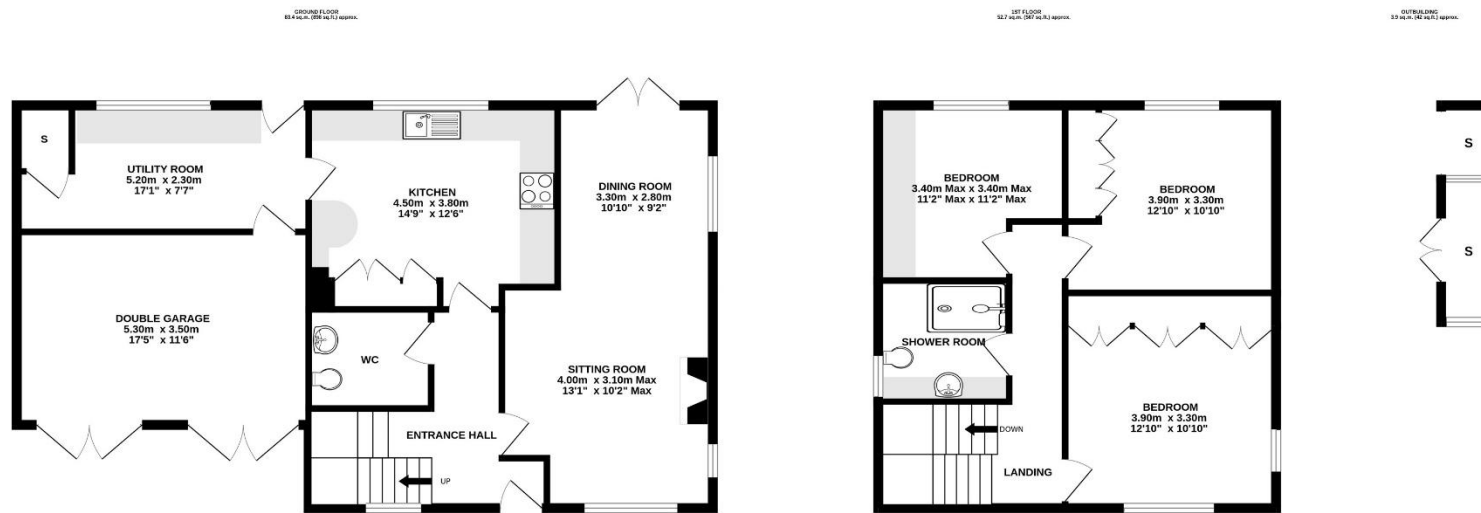
The tiers include a couple of large lawn areas as well as a spacious patio, providing ample space for the garden furniture. The top tier has been planted with fruit trees. Stunning views across the rooftops and neighbouring countryside can be enjoyed from the garden and get better as you make your way up via the paved pathways/steps.

The truly beautiful gardens are enclosed by mature hedging and trees, along with planted flowerbeds providing an array of colour and life. There is a small outbuilding/work shop, currently providing storage as well as a further shelter, previously used as a log store.



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TEFFONT

TOTAL FLOOR AREA : 140.0 sq.m. (1507 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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