





Key Features

- Stunning Cottage in Quiet Rural Location
- Several Countryside Walks from the Doorstep
- Large Kitchen/Dining Room with Wood Burning Stove
- Cosy Sitting Room with Further Fireplace
- Further Reception/Study, Front & Rear Porch
- Three Bedrooms, the Main with Ensuite Facilities
- Further Family Bathroom, Plus Downstairs WC
- External Home Office/Studio, Double Car Port & Parking
- Stunning Gardens Both Front & Rear

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

Services: The property is connected to mains electricity. Water is private via a local boar hole which serves the village. Drainage is also private via a shared septic tank. There is oil central heating as well as wood burning stoves in both the kitchen/dining room, as well as the sitting room.

Location

Fisherton de la Mere is a small and attractive rural village set amid the beautiful Wiltshire countryside, offering a peaceful setting surrounded by open farmland and picturesque landscapes. The village enjoys a wonderfully tranquil atmosphere while remaining well placed for access to nearby towns and villages. The historic market town of Warminster provides a good range of everyday amenities, including shops, supermarkets, schools, leisure facilities and a railway station, while Salisbury and Bath are also accessible for a wider selection of shopping, dining and cultural attractions.

The surrounding countryside provides excellent opportunities for walking, riding and other outdoor pursuits, with the wider Wylve Valley renowned for its attractive scenery and quintessentially English rural character. Fisherton de la Mere is particularly appealing to those seeking the peace and space of country living without being completely isolated from amenities and transport connections. This particular property overlooks the Wylve Valley and is set within a Conservation Area and Area of Outstanding Natural Beauty with fantastic walks from the doorstep.

Inside the Home

This stunning home which has been enhanced by the current owner providing a wonderful balance of modern living, with its practical layout, whilst maintaining so many character features, positioned within a quiet location on the edge of popular Wiltshire village of Fisherton De La Mere, with good travel link, and stunning countryside walks straight from the doorstep.

The well-presented accommodation is arranged over two floors and includes an entrance porch, leading into a generous kitchen/dining room with wood burning stove, back porch, cosy sitting room with further fireplace and solid wood flooring, further reception/study, downstairs WC, three bedrooms, the main with ensuite facilities and a further family bathroom.

Externally there is a fantastic studio/home office, which could serve a number of uses, further garden store with wood shelter attached and a large double car port with parking in front. There are gardens to both the front and back of the property.

Outside Space

The property is located on a private no through lane, overlooking the stunning Wylve Valley countryside, where the double car port is located, with further parking in front and easy access up to the front door.

The mature, cottage style front garden has been beautifully maintained by the current owner and is mainly laid to lawn, with planted borders providing an array of colour and life, and is enclosed to all sides providing a wonderful and private outside space.

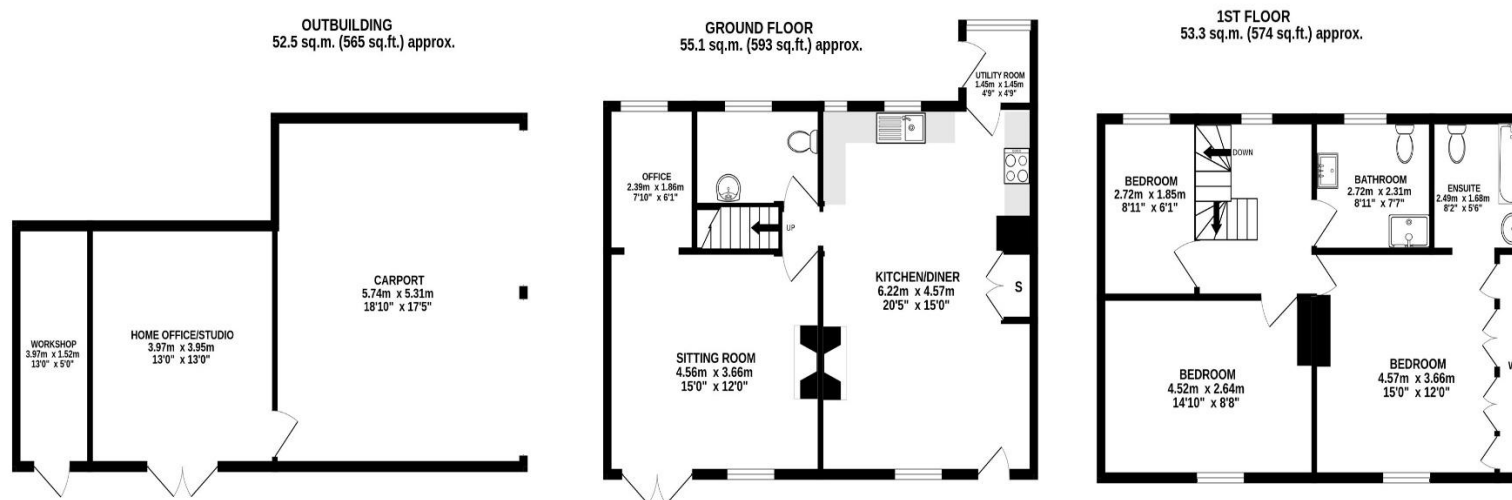
The rear garden has been designed with lower maintenance in mind, with a mixture of gravelled and paved areas, ample space for the garden furniture, again with maturely planted borders providing further colour and life.

The gardens really are a stunning feature of the property, whilst several countryside walks can be enjoyed from the doorstep.



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TOTAL FLOOR AREA : 160.9 sq.m. (1732 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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