

8 St. Johns Close, Tisbury, Salisbury, Wiltshire, SP3 6PN

What 3 Words: ///than.tolerates.radically



## Key Features

- Immaculately Presented House in the Heart of the Village
- Close Proximity to Village Amenities & Mainline Train Station
- Kitchen/Dining Room, Plus Spacious Sitting Room
- Full Width Conservatory with Heating, & Access into the Garden
- Two Double Bedrooms, both with Built in Storage
- Family Bathroom with Both Bath & Shower
- Communal Parking, Attractive Garden to the Rear

**Tenure: Freehold | EPC Rating: A | Council Tax Band: C |**

**Services:** The property is connected to mains electricity, water, and drainage. Heating is electric. There are solar panels which were installed in 2023, along with a 10 KW battery, plus triple glazed windows throughout.

## 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 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 salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, 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

An end of terrace home, located in the heart of the village, close to amenities and mainline train station, which has been beautifully cared for and enhanced by the current owners, creating an energy efficient property, with a homely feel throughout.

The immaculately presented accommodation includes a porch, leading into the entrance hall, kitchen/dining room, opening up into a full length conservatory/garden room, spacious sitting room, two large double bedrooms, both with built in storage and a family bathroom with both bath and shower.

Externally there is communal off-road parking to the front and rear, gardens to the rear and a large outbuilding providing ample storage. The property also benefits from solar panels with a 10KW battery, triple glazed windows and good loft insulation, EPC: A.

## Outside Space

The property is located at the front of St. Johns Close where there is communal parking, in which the current owners park, providing easy access from the car to the front door. The front garden is mainly laid to gravel, with a pathway leading to the front porch, bordered by mature planting. A side gate provides access to the rear.

The rear garden which can also be accessed from the double doors in the conservatory, where you step out on a non slip decking area, providing space for the garden furniture. This leads down to the bulk of the garden which is laid to Astroturf, boarded with an area of gravel full of planting that comes alive in the summer months.

A gate to the rear gives access to a further outside space, where there is a garden shed, greenhouse and access to the large outbuilding which could serve a number of different uses. The garden is enclosed by wooden panel fencing, and mature hedging.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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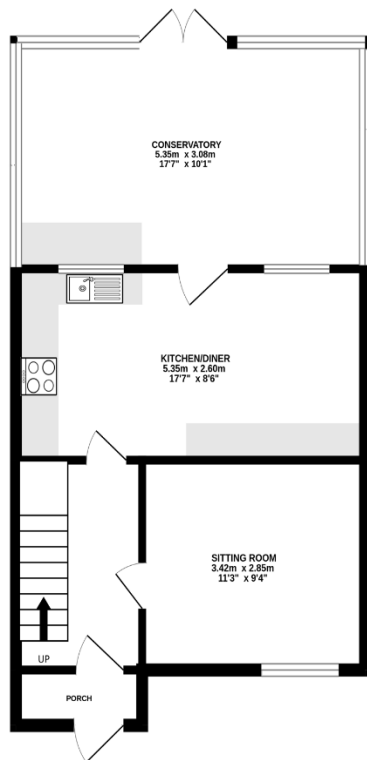
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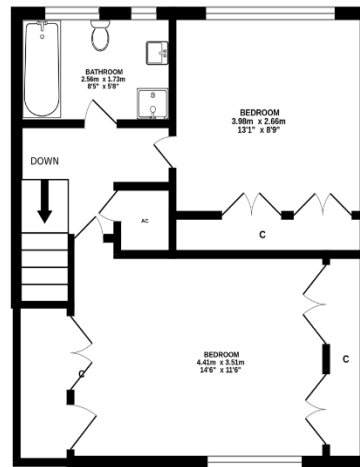
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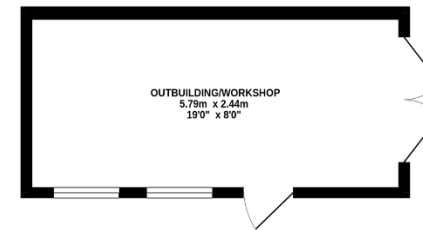
**GROUND FLOOR**  
47.1 sq.m. (507 sq.ft.) approx.



**1ST FLOOR**  
36.2 sq.m. (390 sq.ft.) approx.



**OUTBUILDING/WORKSHOP**  
14.1 sq.m. (152 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.4 sq.m. (1048 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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13 January 2026