





Key Features

- Grade II Period Property Which has Undergone Modernisation
- Within Easy Reach of Village Amenities & Mainline Train Station
- Large Sitting / Dining Room with Wooden Floors
- Newly Fitted Kitchen & Bathroom
- Two Bedrooms Plus Loft Room which Could be Utilised as a Bedroom
- Good Sized Garden to the Rear
- No Onward Chain

Tenure: Freehold | EPC Rating: N/A | Council Tax Band: B |

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 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

This delightful Grade II listed character property, which has been cosmetically enhanced throughout, situated in the heart of the village, within easy reach of amenities and the mainline train station.

The accommodation which captures modern living, whilst maintaining character and charm throughout, includes a large sitting/dining room with wooden floors, brand new kitchen with integrated appliances and a door into the garden, two bedrooms, plus a further loft room which could be utilised as a third bedroom, all freshly carpeted and a newly fitted bathroom.

Externally there is a mature garden to the rear.

Outside Space

The rear garden is accessed from the single door in the kitchen where you step out into a small courtyard area, which also has a small shed with external WC. Steps then lead up to the larger, mature, cottage style garden which is mainly laid to lawn. The garden is enclosed to all sides.

Services: The property is connected to mains electricity, water and drainage. Heating will be electric, and will be installed by the current owners before an exchange of contracts.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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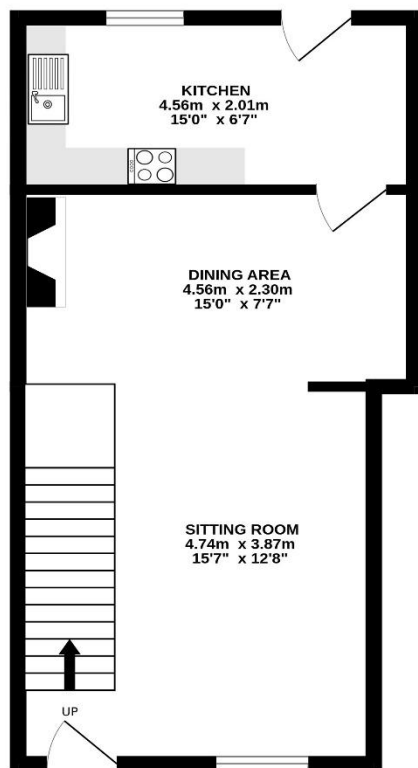
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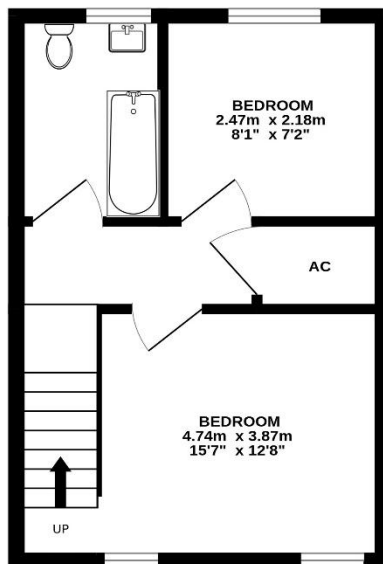




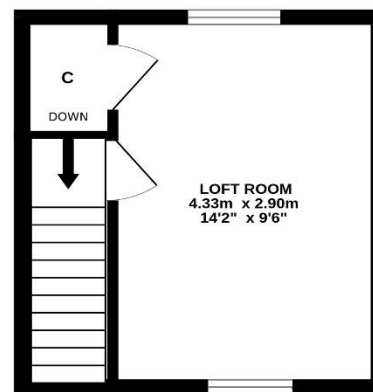
GROUND FLOOR
35.1 sq.m. (378 sq.ft.) approx.



1ST FLOOR
25.4 sq.m. (273 sq.ft.) approx.



LOFT ROOM
16.8 sq.m. (181 sq.ft.) approx.



TOTAL FLOOR AREA : 77.3 sq.m. (832 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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30 April 2026