



Churchill Estate, Tisbury

£350,000

Churchill Estate, Tisbury, Wiltshire SP3 6HT

- A Beautifully Presented Semi-Detached House
- Close Proximity to Village Amenities & Mainline Train Station
- Three Double Bedrooms
- Kitchen / Diner
- Spacious Sitting Room with Fireplace
- Modern Fitted Shower Room
- Large South Easterly Facing Rear Garden
- Integrated Workshop / Utility Space
- EPC: D.

DESCRIPTION

A spacious, three-bedroom, semi-detached property located in the heart of Tisbury within close proximity to amenities and mainline train station.

The beautifully presented accommodation, which is full of light, includes a generous sitting room with fireplace and double doors into the garden, kitchen/dining room, downstairs shower room, three good sized double bedrooms, an integrated entrance hall and workshop space which also has plumbing for utilities.

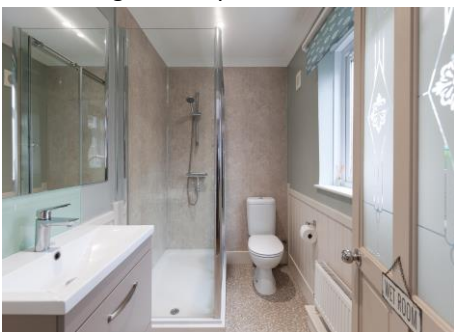
Externally there is a large rear garden with garden shed, along with pleasant views over the countryside beyond. There is potential for an off-road parking space (STPP).

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.



SERVICES

The property is connected to mains, water, electricity and draining. There is oil fired central heating along with a fireplace in the sitting room.

LOCAL AUTHORITY

Wiltshire Council, Band B





OUTSIDE

At the front of the property is a gravel and paved garden set back from the pavement and leading to the main entrance.

The rear garden can be accessed through the sitting room and entrance porch via double doors. The sunny, south easterly facing garden is mainly laid to lawn, with well-placed patio areas and borders of colourful, mature planting, along with a couple of fruit trees. All of which is enclosed with wood panelled fencing.

A large integrated workshop can also be accessed from the entrance porch. The workshop benefits from mains water and electricity which makes it an excellent addition for further storage or as a hobby room.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdt/land-and-property.htm.

TENURE

Freehold

VIEWINGS

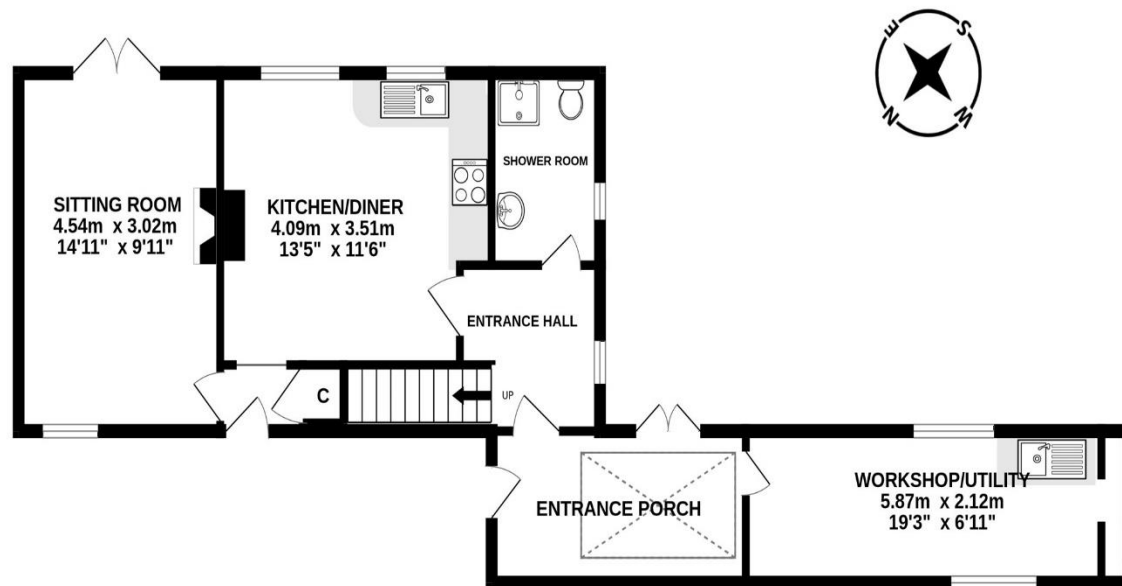
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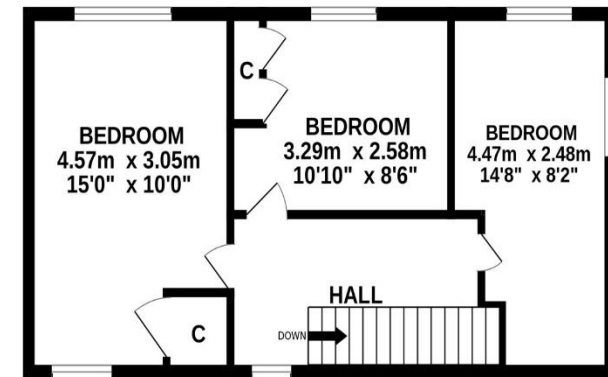




GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 99.7 sq.m. (1074 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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Important Notice

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16 February 2024