



Tisbury

Guide Price £550,000



Monmouth Road, Tisbury, Wiltshire, SP3 6NL

- Located Within Sought After Nadder Valley Village of Tisbury
- Over 2000 Sq. Ft. Of Flexible Accommodation
- Beautifully Presented Throughout
- Spacious Sitting Room with Wood Burning Stove
- Three Double Bedrooms
- Four Piece En suite to Main Bedroom
- South Facing Garden
- Loft Room Presenting Further Potential (STP)
- Integral Garage & Ample Private Driveway
- No Onward Chain
- EPC: D

### 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.



### DESCRIPTION

Tanglewood is a spacious, very well-maintained village home located within the heart of Tisbury. Offering over 2000 sq. ft. of flexible accommodation arranged over two floors, the space flows extremely well from room to room.

Comprising a porch, welcoming entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, integral garage, three bedrooms including a spacious main room with en suite facilities and a further family bathroom. In addition is a useful loft room that has all manner of possibilities subject to the relevant consents.







## OUTSIDE

The property is approached off of Monmouth Road and onto a private driveway with ample parking. There are areas of garden to the front which consist mainly of colourful, attractive shrubs and hedging. The main garden is to the rear, facing South, and is laid to lawn together with paved areas and a patio for a table and chairs. There is access to the garden from both sides of the house. In addition, there is a wooden garden shed.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## SERVICES

The property is connected to mains water, electricity and drainage. There is oil fired central heating, as well as a wood burning stove in the sitting room.

## LOCAL AUTHORITY

Wiltshire Council, Band F.

## TENURE

Freehold.

## VIEWINGS

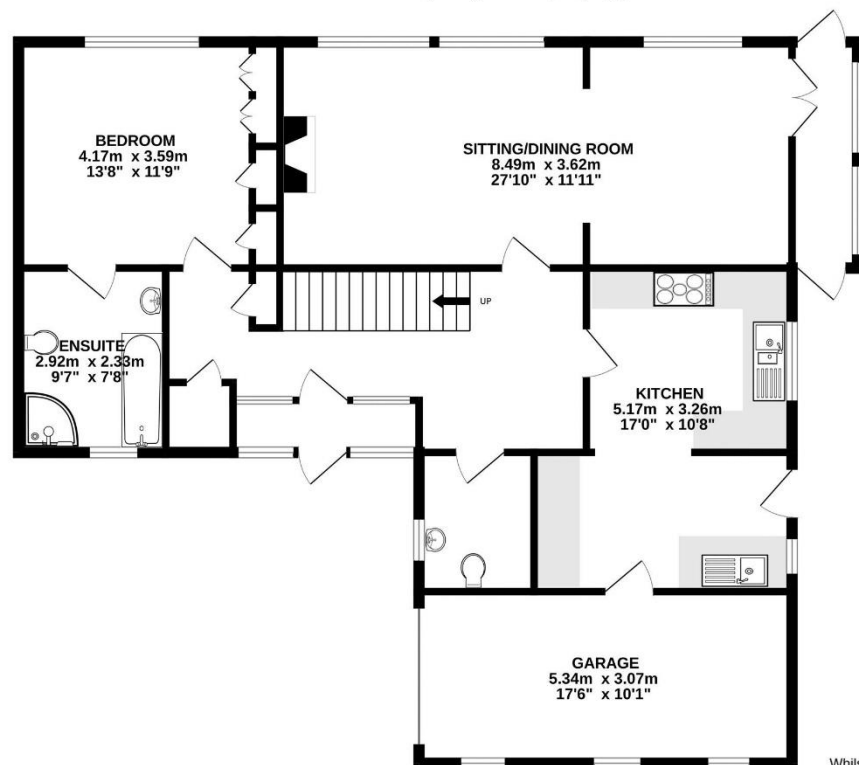
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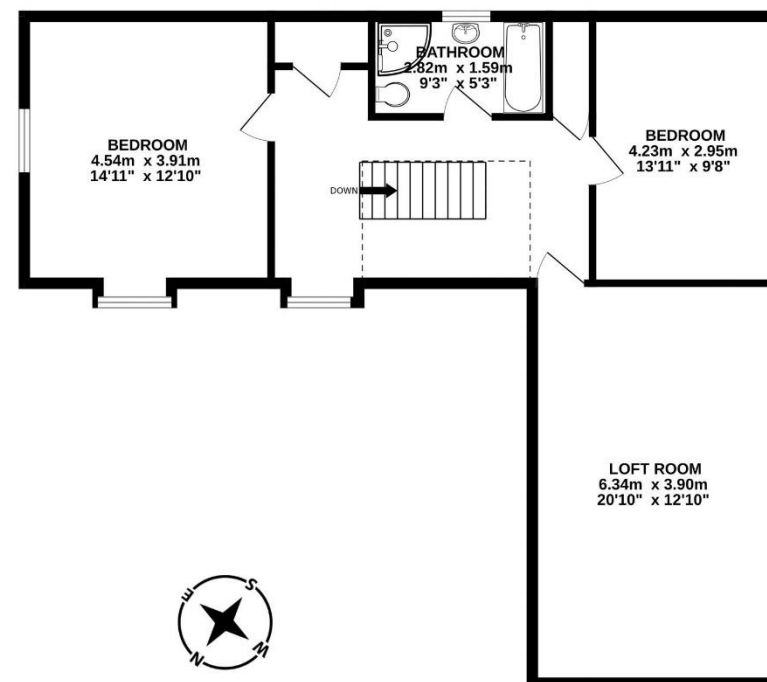




**GROUND FLOOR**  
112.2 sq.m. (1208 sq.ft.) approx.



**1ST FLOOR**  
76.1 sq.m. (819 sq.ft.) approx.



**TOTAL FLOOR AREA : 188.3 sq.m. (2027 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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**18 January 2024**