



St. Johns Close, Tisbury

£325,000

# St. Johns Close, Tisbury, Wiltshire SP3 6PN

- An Extended Very Impressive End of Terrace House
- Close Proximity to Village Amenities & Mainline Train Station
- Fantastic Kitchen Diner Extension Creating a Real Heart to the House
- Sitting Room with Wood Burning Stove ·Three Bedrooms
- Family Bathroom, Plus Downstairs WC ·Communal Parking ·EPC: Awaited.

## DESCRIPTION

A well-appointed end of terrace family home in a quiet tucked away position, within the heart of the village, close to the village amenities and mainline train station, which has a direct service to London Waterloo.

The accommodation includes a seriously impressive kitchen diner opening up into the large family space full of light, creating a heart to the property, with real wow factor, which could serve a number of different uses dependant on the individual needs, and has sliding doors leading into the garden. In addition, there is a cosy sitting room with wood burning stove, downstairs WC, three bedrooms, a family bathroom, and a private south westerly facing rear garden. Communal parking is also available.

## 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 benefits from mains water, electricity and drainage.

In addition, there is electric heating, including underfloor in the family room, as well as a woodburning stove in the sitting room.





## OUTSIDE

The property is approached either via Union Road or St. Johns Close, in which both have communal parking areas, providing off road parking for the properties of St Johns Close. A pathway from both leads you to the property, which is tucked away in a quiet location.

To the front of the property is a garden mainly laid to lawn, bordered with attractive hedging and wooden picket fencing. In addition, there is a side access leading to the back garden as well as garden sheds providing useful storage.

The rear, south westerly facing garden can also be accessed from the kitchen diner, via the large sliding doors, where you step out onto a patio area perfect for outdoor entertaining and alfresco dining. Steps then lead up to the rest of the garden which is mainly laid to lawn, and bordered with mature planting.

## LOCAL AUTHORITY

Wiltshire Council Tax, Band C.

## TENURE

Freehold

## VIEWINGS

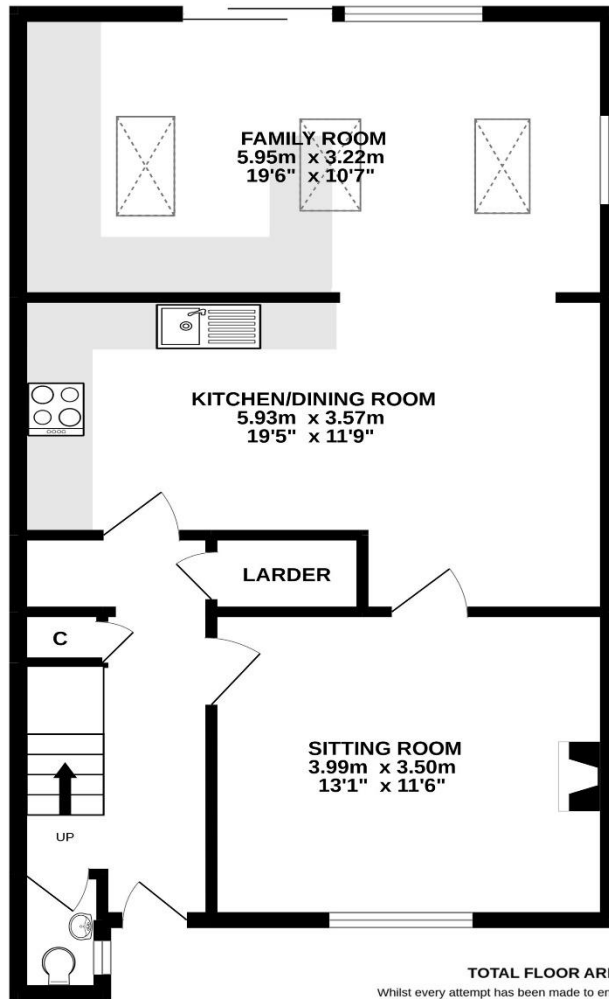
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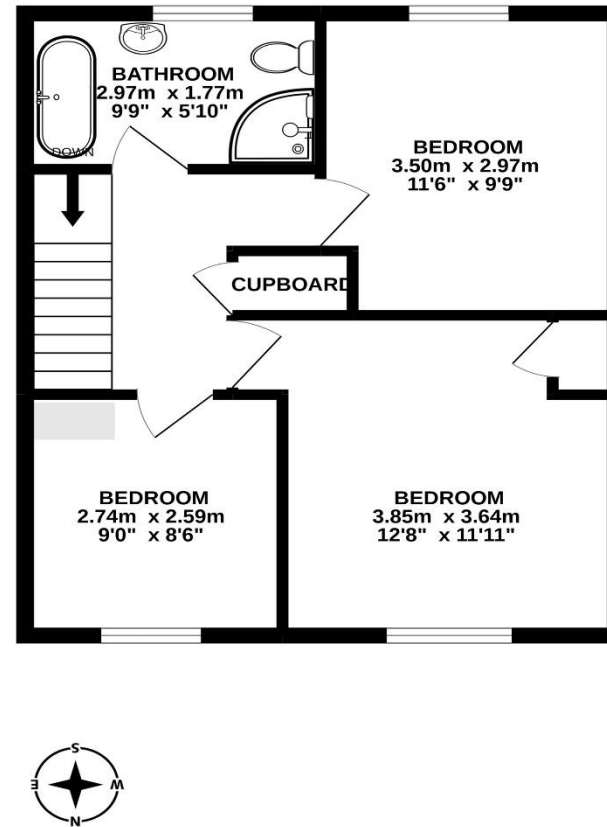




**GROUND FLOOR**  
61.5 sq.m. (662 sq.ft.) approx.



**1ST FLOOR**  
42.0 sq.m. (452 sq.ft.) approx.



**TOTAL FLOOR AREA : 103.4 sq.m. (1113 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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