



High View Close, Tisbury

£360,000



## High View Close, Tisbury, Wiltshire SP3 6PR

- A Ready to go, Detached Family Home
- Positioned in a Quiet Cul Dec Sac Location
- Close to Amenities & Mainline Train Station
- Views Over the Village
- Kitchen/Dining Room, Opening into Conservatory
- Utility & WC
- Sitting Room Plus Additional Reception / Downstairs Fourth Bedroom
- Three Further Bedrooms, Two Bathrooms
- Garden & Parking
- No Onward Chain
- EPC: E.

### DESCRIPTION

Refurbished in 2019, this detached family home located in a quiet cul-de-sac, in the heart of the village close to amenities and mainline train station. The ready to go accommodation includes an entrance porch, sitting room, spacious kitchen/dining room with integrated appliances opening into the conservatory, separate utility, downstairs WC, study/ downstairs fourth bedroom, three further bedrooms with en suite to the master, further family bathroom, private rear garden, off road parking and beautiful views over the village.

### 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

This property is connected to mains water, drainage and electricity as well as having oil central heating.

### LOCAL AUTHORITY

Wiltshire Council Tax, Band D

### TENURE

Freehold





## **OUTSIDE**

To the front of the property is a well-established lawn and a pathway leading to the front door. As well as having a tarmac driveway that provides off road parking. In addition is a side gate allowing access to the rear garden.

At the rear of the house accessed via the conservatory is a decked area allowing space for dining alfresco and entertaining. In turn is a wonderful view of the village and Wiltshire countryside beyond. Further to the decking is a set of tiered steps leading down to an area of lawn with planted borders, which is enclosed to all sides.

## **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)

## **AGENTS NOTE**

Please note the photos currently used are historic from when the property was first renovated in 2019.

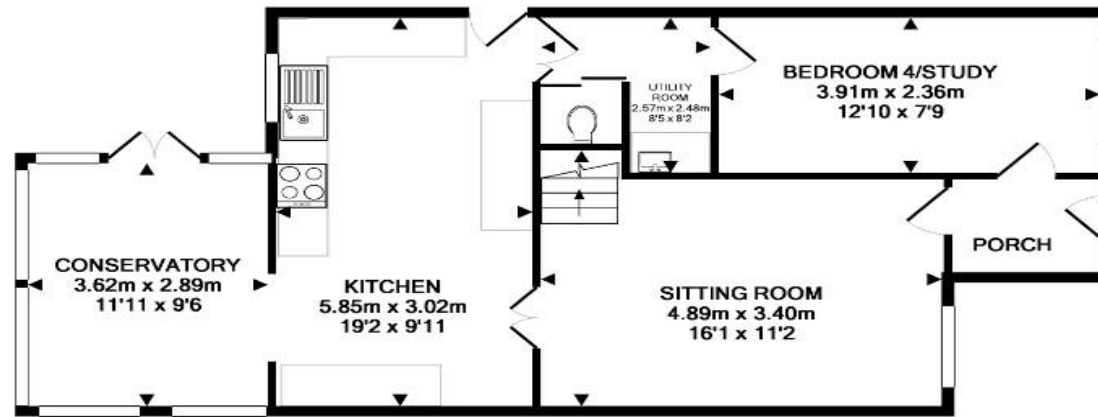
## **VIEWINGS**

Strictly by appointment, only with Boatwrights.

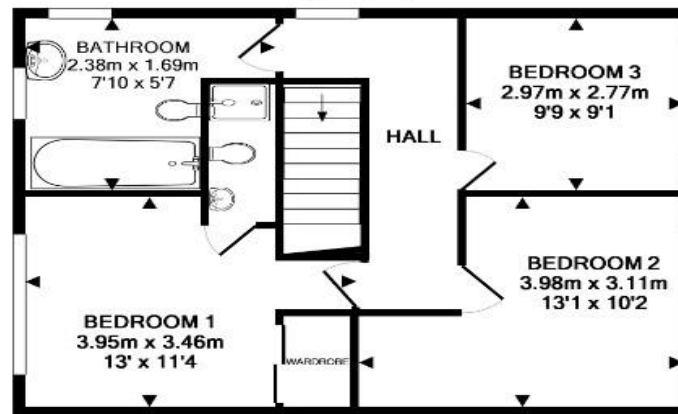
01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).







GROUND FLOOR  
APPROX. FLOOR  
AREA 63.5 SQ.M.  
(683 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.3 SQ.M.  
(488 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.8 SQ.M. (1171 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.  
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

02 March 2024