



Alexandra Cottages, Tisbury

£315,000



## Alexandra Cottages, Tisbury, Wiltshire SP3 6QB

- Charming Semi-Detached Cottage in Quiet, Tucked Away Location
- Within Reach of Village Amenities & Mainline Train Station
- Open Plan Kitchen/Living Room •Two Bedrooms, One Bathroom
- Attractive Cottage Style Garden •Off Road Parking •No Onward Chain •EPC: F.

### DESCRIPTION

A charming, well-presented, semi-detached cottage in a quiet tucked away position, located on the outskirts of the ever-popular village of Tisbury, within reach of village amenities and mainline train station.

The characterful accommodation includes an open plan kitchen/living area with fireplace, downstairs bathroom and two bedrooms. There is an attic, providing further storage space.

Externally there is an attractive, south easterly facing, cottage style garden, a storage shed and off-road parking.

### 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.

### SERVICES

The property is connected to mains water, electricity and drainage.

Heating is oil fired, along with a fireplace in the open plan room downstairs.







## OUTSIDE

The property is located at the end of a small lane, where there is off-road parking, and pedestrian access to the front door.

To the front of the property, is a south facing, attractive, cottage style garden, mainly laid to lawn, with a decked area providing space for the garden furniture. At the end of the garden is a further paved area, along with a garden shed providing storage. The garden is bordered by mature hedging and a small wooden picket fence.

## STAMP DUTY

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

## LOCAL AUTHORITY

Wiltshire Council Tax Band B.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment only, with Boatwrights in Tisbury.

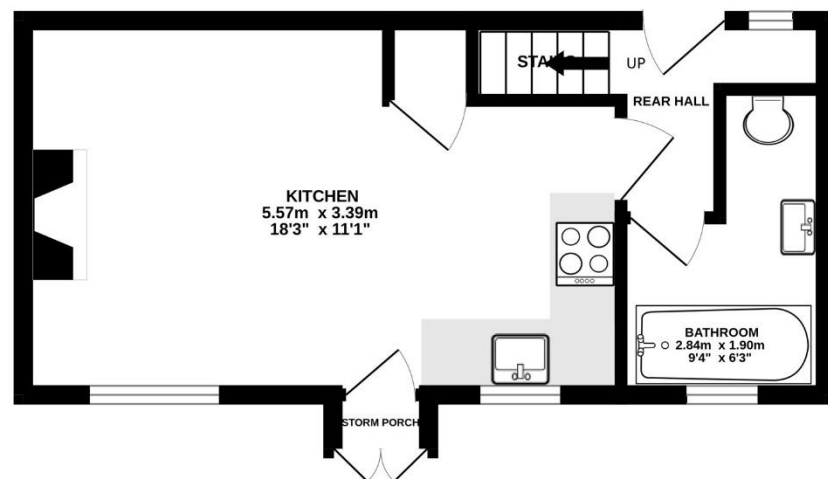
Please call 01747 859359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



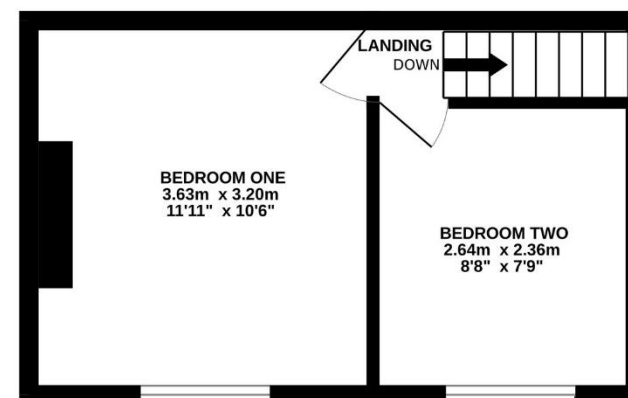




**GROUND FLOOR**  
25.8 sq.m. (278 sq.ft.) approx.



**1ST FLOOR**  
19.2 sq.m. (207 sq.ft.) approx.



**ALEXANDRA COTTAGES, TISBURY**

**TOTAL FLOOR AREA : 45.0 sq.m. (484 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**

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.

**29 October 2024**

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