



Brook Close, Tisbury

£340,000



## Brook Close, Tisbury, Wiltshire SP3 6PW

- End of Terrace Family Home in Quiet Cul De Sac Location
- Within Close Proximity of High Street & Mainline Train Station
- Kitchen/Dining Room with Access to Garden
- Large Sitting Room with Wood Burning Stove
- Two Double Bedrooms, Served by Family Bathroom ·Utility/WC
- Large Store Room Which Could Serve a Number of Uses ·Single Garage & Parking
- Wrap Around Gardens to Front, Side & Rear ·EPC: Awaited.

### DESCRIPTION

Tucked away, in the corner plot of a quiet cul de sac location, is this well-presented end of terrace property within reach of the village amenities and mainline train station, as well as having several countryside walks from the doorstep.

The accommodation, arranged over three floors, has been well cared for and enhanced by the current owners, and includes a kitchen dining room with access into the garden, a large sitting room with wood burning stove, two generous double bedrooms, served by a spacious family bathroom with both bath and shower. On the ground floor there is a welcoming entrance hall, providing plenty of space for coats and shoes, a separate utility room with WC, a large store room, which could serve several different purposes, and access to the integral garage with power and lighting.

Externally there are gardens to the front side and rear and off-road parking for several vehicles. The property also benefits from views over the village and to the countryside beyond.

### 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.

Just a short, walk away; 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.







## OUTSIDE

The property is located in the rear corner of Brook Close, a quiet cul de sac, where you enter a tarmac driveway, providing parking for a couple of vehicles, as well as access to the garage with up and over door. There is an additional area to the side, laid to gravel providing further off-road parking. The property has a small area of lawn to the front.

The main garden wraps around to the side and rear of the property and can be accessed from the kitchen where you step out onto a large, recently laid westerly facing patio, providing a fantastic space for the garden furniture and sitting out in the summer evenings. The rest of the garden is made up of a mixture of lawned areas, along with several well stocked planted beds, and mature manicured hedges, which come to life in the spring, providing colour throughout the summer.

In addition, there are 2 woodstores. The garden is enclosed by wooden panel fencing, and mature hedging.

## SERVICES

The property is connected to mains electricity, water, and drainage. Heating is electric, along with a wood burning stove in the sitting room.

## LOCAL AUTHORITY

Wiltshire Council Tax Band C.

## TENURE

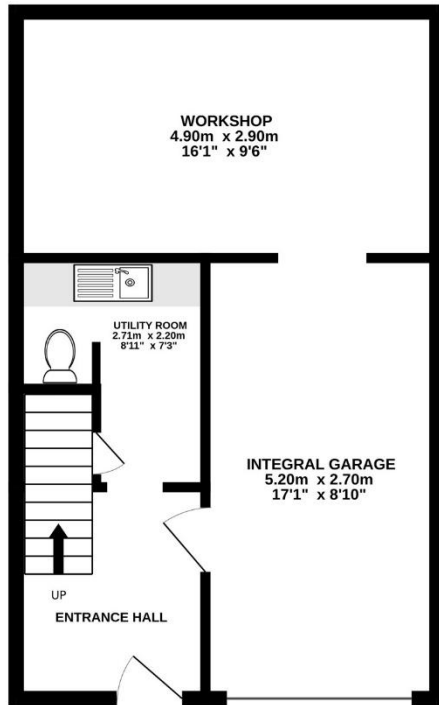
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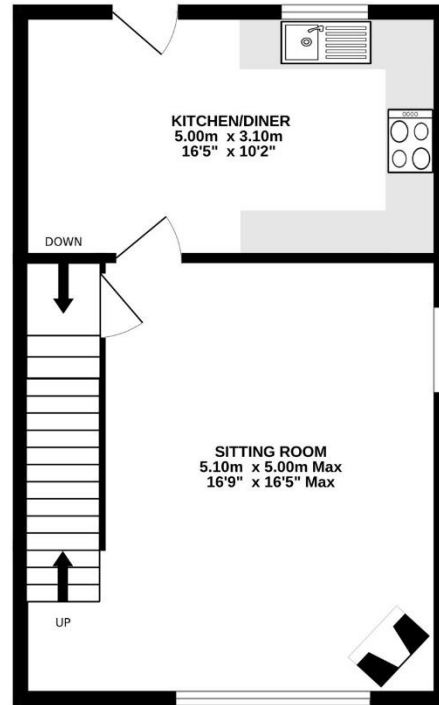




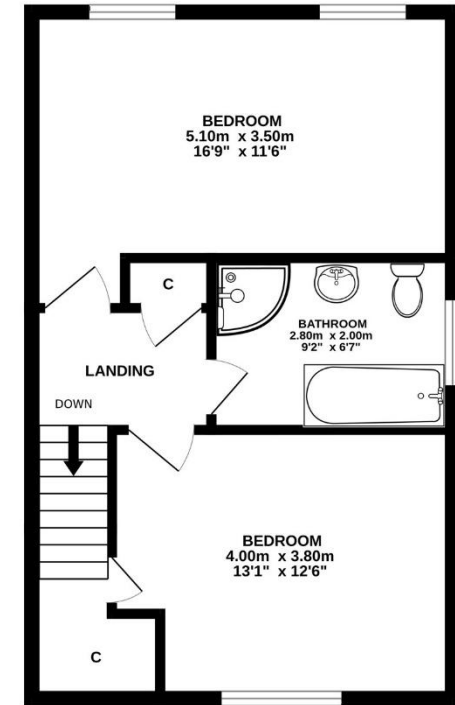
**GROUND FLOOR**  
39.7 sq.m. (427 sq.ft.) approx.



**1ST FLOOR**  
39.3 sq.m. (423 sq.ft.) approx.



**2ND FLOOR**  
39.8 sq.m. (428 sq.ft.) approx.



**BROOK CLOSE, TISBURY**

**TOTAL FLOOR AREA : 118.8 sq.m. (1279 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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**06 December 2024**