



Weaveland Road, Tisbury

£280,000

Weaveland Road, Tisbury, Wiltshire SP3 6HJ

- Stunning House in Tucked Away Location**
- Significantly Re-furbished Throughout Both Internally and Externally**
- Within Close Proximity to Tisbury High Street & Mainline Train Station**
- Open Plan Kitchen/Dining/Sitting Room with Wood Burning Stove**
- Two Bedrooms, One Shower Room**
- Attractive, Low Maintenance Rear Garden**
- EPC: Awaited.**

DESCRIPTION

A simply stunning, character property, which has undergone substantial refurbishment by the current owner, both internally and externally to the highest of standards, allowing a modern style of living, whilst still maintaining the character and charm; located within the heart of the village, within easy reach of village amenities and mainline train station.

The accommodation, which is immaculately presented throughout includes a small entrance hall, bringing you in to the impressive, open plan kitchen/dining/sitting room, which has all been done by hand, providing a high quality cottage feel throughout, benefitting from a wood burning stove and access into the garden. To the first floor there are two bedrooms and a recently fitted shower room.

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. London Waterloo is approximately 1 hour 50 mins away, 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 electricity, water and drainage. Heating is underfloor via an electric system, as well as having a wood burning stove in the open plan kitchen/dining/sitting room.

The property has been completely renovated, including a re-wire.





OUTSIDE

The property is located on Weaveland Road, just off of the Tisbury High Street, where there is a small step leading up to the front door. The cottage style rear garden, which has been fully landscaped by the current owner, with low maintenance in mind, can be accessed via the back door in the kitchen/dining/sitting room where you step out onto a patio, providing space for the garden furniture, bordered by a stone built flower bed, providing colour and life.

The garden is L-shaped, providing a cleverly done, further stone-built seating area, perfect for outdoor entertaining.

In addition shelters have been built for wood and bin storage, as well as a further small outbuilding, providing storage. There is a pedestrian access at the back of the property to get to the rear garden without going through the house.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

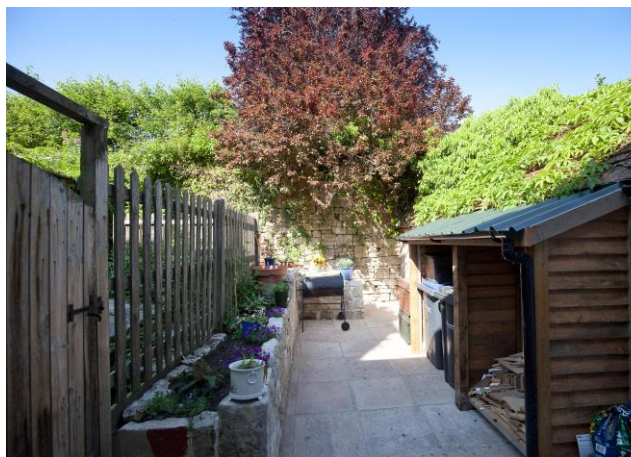
Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

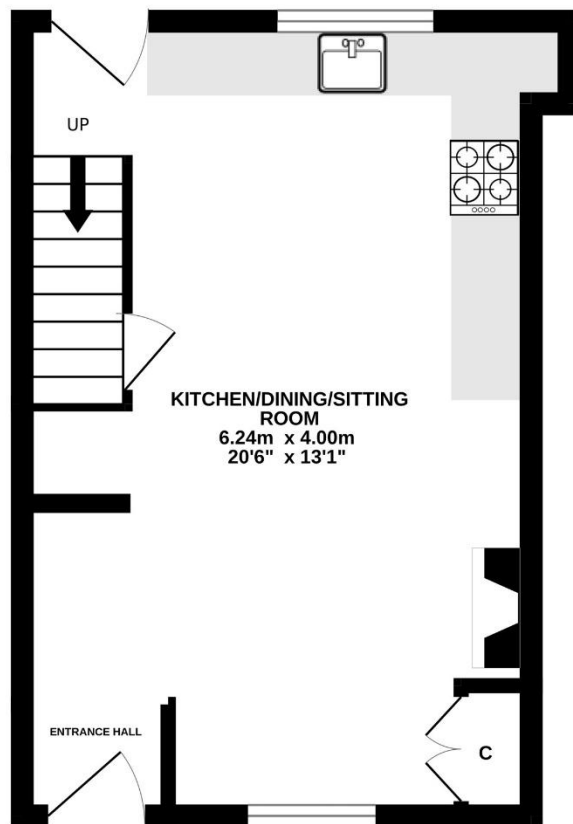
VIEWINGS

Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk.

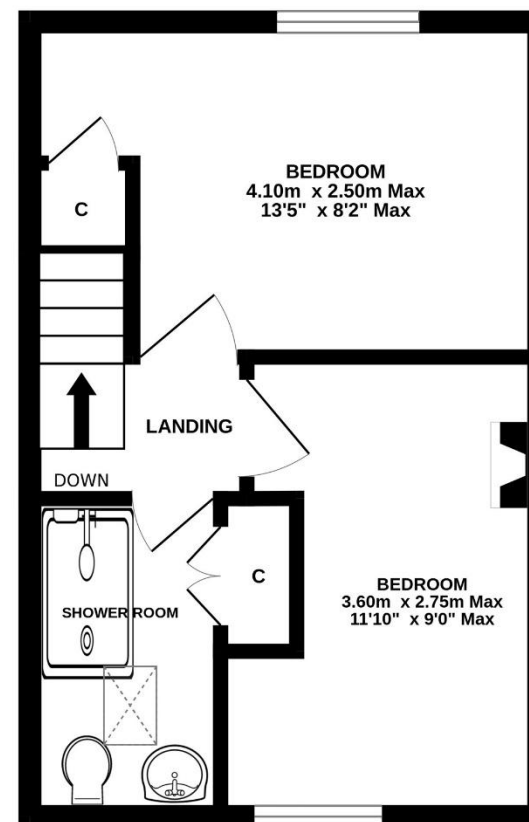




GROUND FLOOR
24.7 sq.m. (265 sq.ft.) approx.



1ST FLOOR
24.7 sq.m. (266 sq.ft.) approx.



TISBURY

TOTAL FLOOR AREA : 49.4 sq.m. (532 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.
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