



Wyndhams Place, Tisbury

£550,000

Wyndhams Place, Tisbury, Wiltshire SP3 6GT

- Sought After Residential Development Built by CG Fry
- Close Proximity to Village Amenities & Mainline Train Station
- Kitchen/Dining Room with Access to the Garden
- Large Sitting Room with Woodburning Stove ·Separate Utility, as well as Downstairs WC
- Three Double Bedrooms, Two with Built in Wardrobes
- Ensuite to Main Bedroom, Plus Further Family Bathroom ·Double Garage & Parking
- Garden to the Side and Rear ·No Onward Chain ·EPC: Awaited.

DESCRIPTION

A substantial three bedroom detached modern house with double garage, located within the ever-popular CG Fry development in the thriving village of Tisbury, within reach of amenities and mainline train station.

The beautifully presented accommodation includes an entrance hall, spacious kitchen/dining room with double doors into the garden, separate utility with large understairs cupboard, large sitting room with wood burning stove, downstairs cloakroom, three double bedrooms, two with built in wardrobes, the main with en suite shower room and a further family bathroom.

Externally there is a detached double garage with two electric doors, plus further parking in front, and private enclosed garden to the side and rear.

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 is connected to mains drainage and electricity. The property's heating system is in the form of a very energy efficient Air Source Heat Pump as well as having a wood burning stove in the sitting room. There is an electric car charging point in the garage. The vendor has recently replaced the cooker and dishwasher, along with decoration both internally and externally.





OUTSIDE

The property is located on a corner plot, where you enter a tarmac driveway providing off-road parking, along with access to the detached double garage that has two electric controlled doors (made slightly wider than normal), power and lighting, along with an electric car charging point. There is attractive, recently painted iron fence at the front, with a gate, giving access to the front door, as well as a side gate into the garden.

The garden can be accessed from the utility room, as well as the double doors in the kitchen/dining room, where you step out onto a patio, perfect for the garden furniture. The rest of the garden is mainly laid to lawn, with a planted border providing colour and life in the summer months. There is a further lawned area to the other side of the property.

The garden is enclosed by wooden fencing and walling, as well as having access to both sides, along with a further gate taking you to the garage/parking area.

LOCAL AUTHORITY

Wiltshire Council, Band E.

TENURE

Freehold

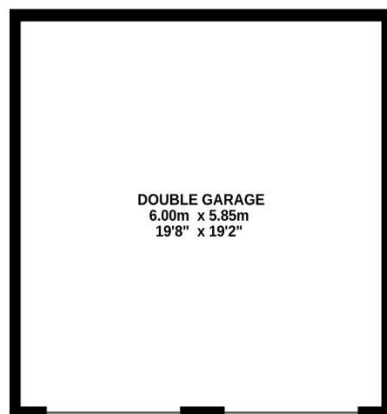
VIEWINGS

Strictly by appointment, only with Boatwrights.
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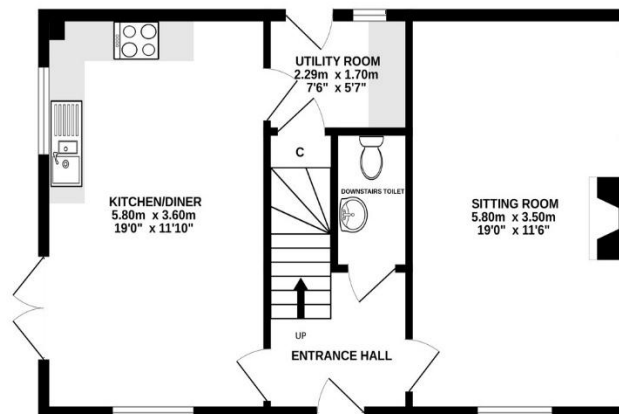




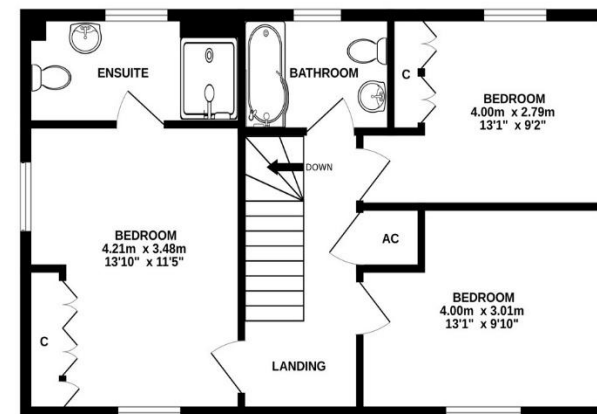
DOUBLE GARAGE
34.8 sq.m. (375 sq.ft.) approx.



GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.



1ST FLOOR
54.1 sq.m. (583 sq.ft.) approx.



TISBURY

TOTAL FLOOR AREA : 142.7 sq.m. (1536 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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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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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk