



TISBURY

Boatwrights
Estate Agents



2 KNAPP HOLLOW

Tisbury, Salisbury, SP3 6DQ

Summary Of Accommodation

Located in a Quiet Position on the Edge of the Village
| Within Comfortable Reach of Village Amenities & Mainline Train Station | Large Open Plan Living Area with Access onto South Westerly Facing Veranda | Well Appointed Kitchen with Built in Appliances | Additional Office / Extra Reception | Three Bedrooms, the Main with Ensuite & Access to the Garden | Further Family Bathroom & WC | Large Utility/Boot Room | Generous South Westerly Facing Rear Garden | Off-Road Parking | EPC: B

The Property

This bespoke modern home, which has been constructed using sustainable forestry and local Chilmark Stone, has been built with Eco friendly in mind (EPC: B) and is located in a quiet tucked away position, towards the edge of the village, yet still within reach of amenities and mainline train station.

The beautifully maintained accommodation, has been cleverly designed with good imagination, having the living accommodation on the first floor with the bedrooms on the lower floor.

The first floor includes a welcoming entrance hall, kitchen with built in appliances, looking over the garden, opening up into a large open plan living area, with two sets of double doors leading you onto the south westerly facing upper veranda, further office/ additional reception and a WC.

The lower floor includes three bedrooms all with access to the lower veranda, the main with ensuite shower room, a guest bedroom, and the third room with four built in double wardrobes. In addition there is a further family shower room, along with a large utility / boot room, a perfect space for dogs and muddy boots.

Externally there is ample off road parking, along with a generous sized south westerly facing rear garden, and large garden shed.





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.

Outside

The property, which is on a plot of approximately 0.29 of an acre, is accessed off Vicarage Road, via a private lane where you enter a driveway, providing parking for several vehicles and access to the front door. To either side of the property there is access to the rear.

The generous, sunny, south westerly facing rear garden is mainly laid to lawn, keeping maintenance to a minimum, bordered by mature hedging, overlooking the brook at the bottom, in which a tree line provides privacy. In addition, a patio provides a further external space, perfect for the garden furniture. The garden has two greenhouses, along with a large garden shed.

Tenure: Freehold

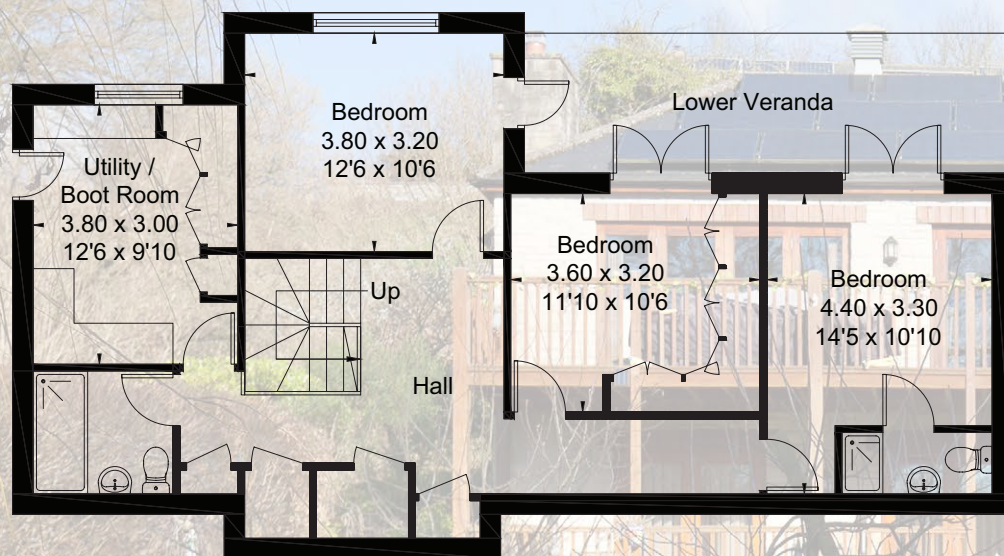
Services: The property is connected to mains electricity and water. Drainage goes into a shared tank, in which a pump takes it to the mains. Heating is electric via an energy efficient air source heat pump. There is underfloor heating throughout, along with a gas fire in the sitting room. The property benefits from solar panels which are owned by the property.

Local Authority: Wiltshire Council, Band F.

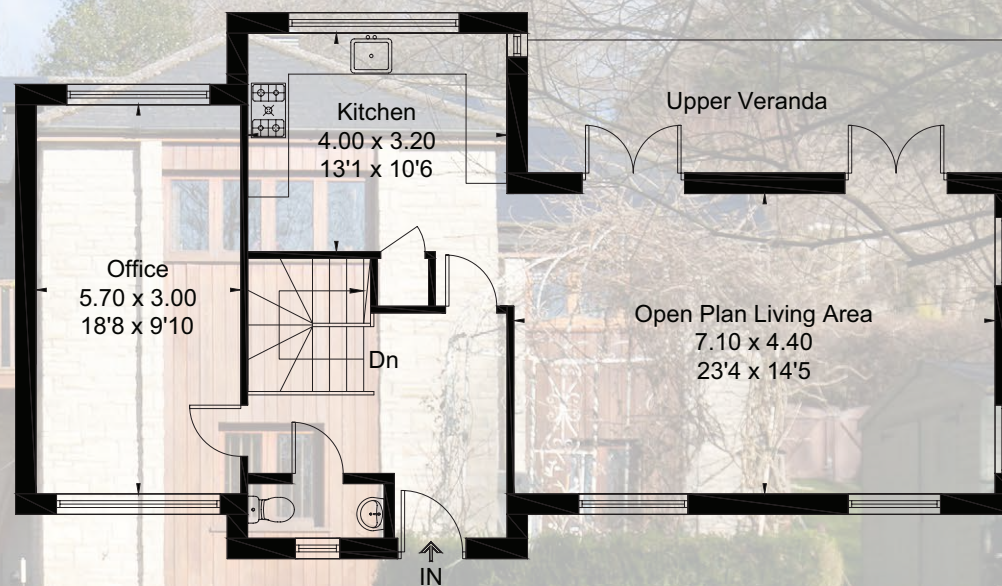




Approximate Floor Area = 151.9 sq m / 1635 sq ft



Ground Floor



First Floor

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. 10th of February 2025.

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