



Alice Combes Lane, Tisbury

£625,000



## Alice Combes Lane, Tisbury, Wiltshire SP3 6GZ

- Sought After Residential Development Built by CG Fry
- Immaculately Presented Throughout, Within 10 Year NHBC Warranty
- Close Proximity to Village Amenities & Mainline Train Station
- Fantastic Kitchen/Dining Room ·Dual Aspect Sitting Room with Woodburning Stove
- Four Bedrooms with Ensuite to Master ·Further Family Bathroom plus Large WC
- South Easterly Facing Garden Backing onto Allotments
- Single Garage & Driveway Parking ·Wooden Shutters, Allowing Privacy ·EPC: Awaited.

### DESCRIPTION

A simply stunning stone-built house located on the ever-popular CG Fry development, within easy reach of the village amenities and mainline train station. The property externally provides the image of an older period property, whilst boasting a much more modern, low maintenance lifestyle inside, giving a purchaser the best of both worlds.

The immaculately presented accommodation includes an entrance hall, large triple aspect kitchen/dining room, with recently fitted high specification kitchen, separate utility, double aspect sitting room with wood burning stove & double doors into the garden, large downstairs cloakroom, four bedrooms with en suite to the master, further family bathroom, single garage with both power and lighting, plus additional off-road parking, and a landscaped south easterly private rear garden backing onto the allotments.

### 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 an energy efficient Air Source Heat Pump as well as having a wood burning stove in the sitting room.







## OUTSIDE

The property is located on a quiet section of the estate, where this is a tarmac driveway, providing off road parking and access to the single garage with up and over door. There is also a further side access into the garden.

The south easterly facing rear garden has been tastefully designed, providing different colours and planting throughout the different seasons. The garden can be accessed from both the utility room, as well as the double doors in the sitting room, where you step out onto a patio area, with room for the garden furniture. The rest of the garden is mainly laid to lawn with planted borders.

The garden is fully enclosed to all sides by walling and wooden panel fencing.

## LOCAL AUTHORITY

Wiltshire Council, Band F.

## TENURE

Freehold

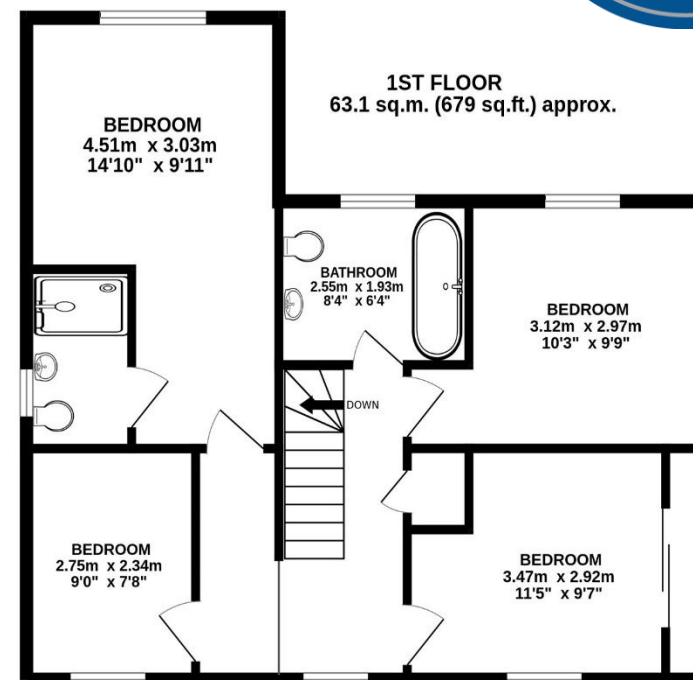
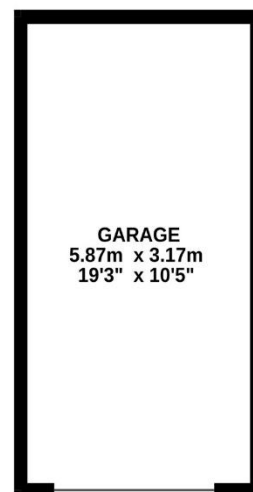
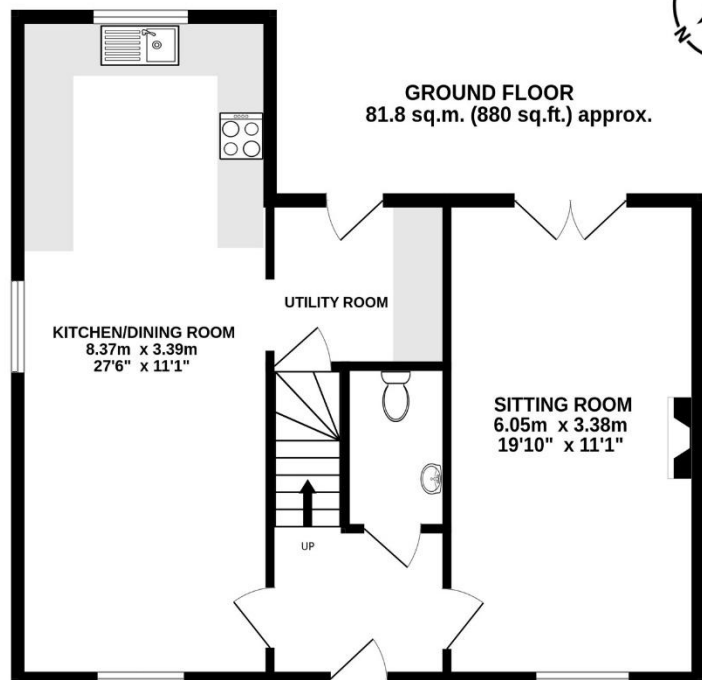
## VIEWINGS

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**TOTAL FLOOR AREA : 144.9 sq.m. (1560 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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