



Church Street, Tisbury

£450,000

Church Street, Tisbury, Wiltshire SP3 6NH

- Spacious Property Located in a Central Location
- Within Easy Reach of Village Amenities & Mainline Train Station
- Well Presented Throughout
- Kitchen with Room for a Table
- Large Sitting Room & Additional Study
- Separate Utility and a Conservatory
- Two Double Bedrooms
- Garden and Parking
- No Onward Chain
- EPC: F.

DECRPTION

A well-presented, spacious two double bedroom detached bungalow, that sits within a convenient, desirable location, within close proximity to Tisbury's High Street and mainline train station.

The generous accommodation comprises of over 1200 sq ft, and includes an entrance porch, well-appointed kitchen large enough for a table, separate utility room, large sitting room, conservatory, further study, store, two double bedrooms, both with built in storage and a wet room with shower.

Externally there is a reasonable sized garden, as well as off-road parking.

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 electricity, water and drainage. Heating is electric.

LOCAL AUTHORITY

Wiltshire Council, Band D.

TENURE

Freehold





OUTSIDE

The property is accessed off Church Road where you enter a tarmac driveway offering off road parking, with easy access to the front door, as well as access to the storage room, via an electric, automatic door. The front is bordered by low level stone walling with planted flower beds, providing colour.

The main garden is to the side of the property and has been landscaped with easy mobility and low maintenance in mind. It can be accessed from the conservatory, where you step out onto a generous patio, providing plenty of room for the garden furniture. There is also an area laid to lawn bordered with mature planting.

To the rear is a further paved area, again with planted flower beds and a greenhouse. There is also an access to the side.

STAMP DUTY

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

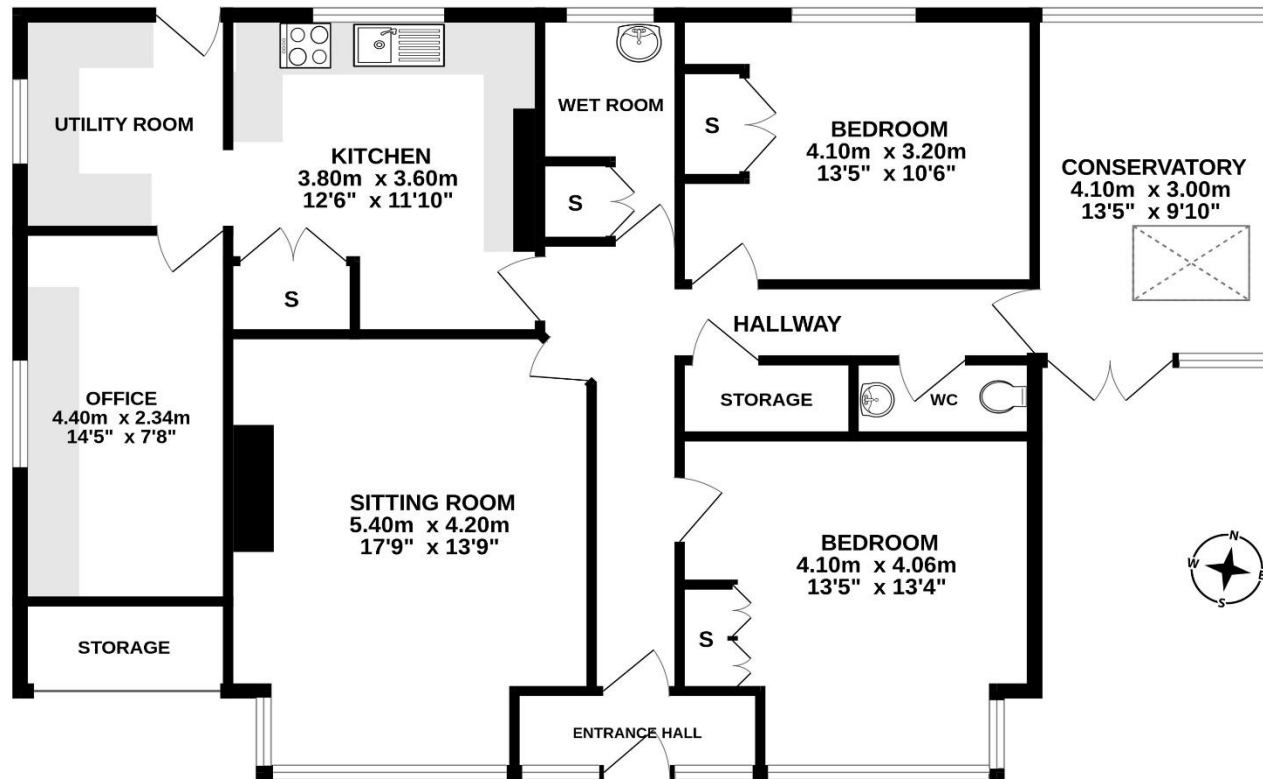
VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359 www.boatwrights.co.uk.



GROUND FLOOR
112.5 sq.m. (1211 sq.ft.) approx.



TISBURY
TOTAL FLOOR AREA : 112.5 sq.m. (1211 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.
 Made with Metropix ©2025

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.

27 June 2025

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

