



Newtown

£285,000

Newtown, Tisbury, Wiltshire SP3 6NY

- **Countryside Cottage Located Within Nadder Valley Hamlet**
- **Character and Charm Throughout** • **Several Countryside Walks from the Doorstep**
- **Two Reception Rooms** • **Two Bedrooms, One Shower Room** • **Garage & Parking**
- **Gardens Front & Rear** • **EPC: E.**

DESCRIPTION

Originally part of the Pythouse Estate, this charming, character property, which has a very homely feel throughout, located in a quiet tucked away position, with views and several countryside walks from the doorstep.

The accommodation which has maintained many of its character features, includes an entrance hall, spacious sitting room with fireplace, kitchen, further garden room currently being used as the dining room and a downstairs WC. On the first floor there are two bedrooms and a shower room.

In addition, the property benefits from off-road parking, generous gardens to both the front and rear, a garage, lean to, summer house and further storage.

LOCATION

Newtown is a small, peaceful hamlet approximately 2 miles west of Tisbury, known for its beautiful countryside, and abundance of walks via the Wessex Ridgeway, where stunning views across the valleys can be enjoyed throughout the changing seasons.

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, Newtown really does have the perfect mix of rural living, yet the convenience of so many local amenities. It's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.



SERVICES

The property is connected to mains electricity and water, drainage is private. There is oil fired central heating as well as a wood burning stove in the sitting room (subject to checking).

LOCAL AUTHORITY

Wiltshire Council, Band B.





OUTSIDE

To the front of the property there is a hardscaped driveway providing off-road parking as well as access to the garage and lean to. The front garden is mainly laid to lawn enclosed by mature hedging, providing privacy.

The private, mature rear garden can be accessed via the garden room, where you step out onto a large patio, providing ample space for the outside furniture. Three steps then lead you up to the rest of the garden which is laid to lawn with an array of colourful planting, along with a summer house. There is then a further area of garden at the top, providing a tranquil space to sit out, along with some more storage and a greenhouse. The gardens have a very cottage style feel throughout.

TENURE

Freehold

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

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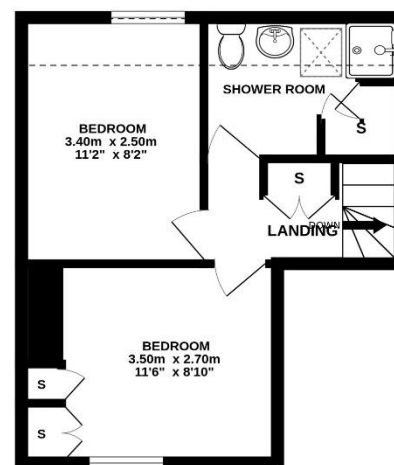
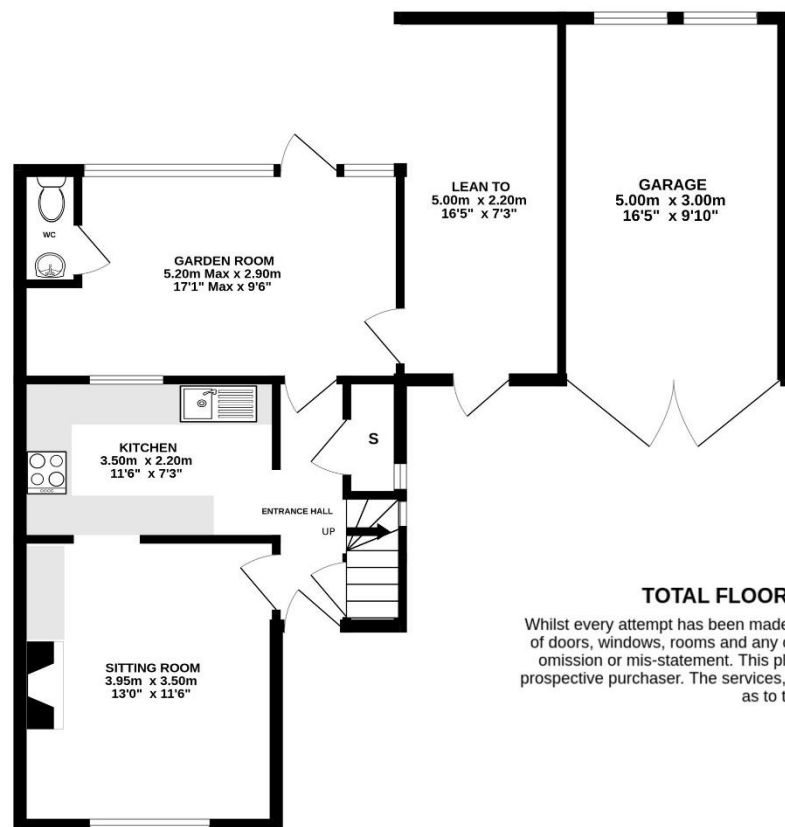




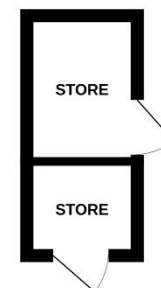
GROUND FLOOR
67.8 sq.m. (731 sq.ft.) approx.



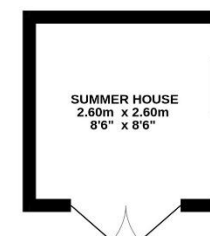
1ST FLOOR
26.7 sq.m. (287 sq.ft.) approx.



OUT BUILDING 2
5.0 sq.m. (54 sq.ft.) approx.



OUT BUILDING 1
6.8 sq.m. (73 sq.ft.) approx.



NEWTOWN

TOTAL FLOOR AREA : 106.4 sq.m. (1145 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.

27 June 2025

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