

## Key Features

- Charming Semi-Detached Cottage with Countryside Views
- Popular Village Location Close to Amenities
- Off-Road Residents Permit Parking
- Private South Westerly Facing Garden
- Large Open Plan Living Area Opening into Kitchen
- Three Bedroom, Two Bathrooms

**Tenure:** Freehold | **EPC Rating:** E | **Council Tax Band:** C |

**Services:** The property is connected to mains electricity, water and drainage. Heating is oil fired, along with a fire place in the open plan living area.

## Location

Tisbury is the principal village in Wiltshire's sought-after Nadder Valley, surrounded by rolling countryside often described as the best walking in the South of England. With stunning views and a wealth of amenities, it's no surprise The Sunday Times has ranked Tisbury among its Top 5 places to live in the UK since 2014.

The village has a thriving, welcoming High Street filled with independent shops and services. These include a traditional butcher, well-regarded deli, florist, hardware store, post office, wine shop, hair salons, excellent cafés, and a community leisure centre, along with a pharmacy, dentist and doctors' surgeries. An excellent primary school serves the village, and there are many active and well-supported community groups.

Tisbury offers a mainline railway station with direct services to Exeter and London Waterloo in under two hours. Nearby attractions include golf at Rushmore, racing at Salisbury and Wincanton, and Museums Art Gallery in the historic Tithe Barn at the heart of the village.

## Inside the Home

A traditional three-bedroom semi-detached house on the edge of the sought-after village of Tisbury, close to amenities and the mainline station. The well-presented accommodation, improved by the current owner, comprises an entrance hall, spacious open-plan sitting/dining room with fireplace leading into a modern kitchen, stylish downstairs bathroom, three bedrooms (the main enjoying superb countryside views), and a further shower room.

Outside, the private south-westerly garden includes a large shed/workshop with power and light, plus a timber home office, also fully powered.

## Outside Space

At the front, a pathway leads from the residents' parking area past a lawn and on to the front door, all enclosed by mature hedging. There is side access to the rear garden, with superb elevated views of the surrounding countryside.

The sunny, south-westerly garden can be reached from both the living room's double doors and the rear hallway, opening onto a spacious patio seating area. A path winds through the mainly lawned garden, bordered with mature planting that brings seasonal colour. At the far end sits a large shed/workshop and a timber home office, both with power and light. The garden is enclosed by panel fencing and hedging.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

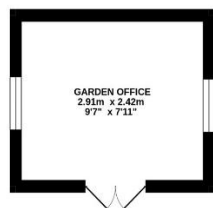
12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106  
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359  
sales@boatwrights.co.uk | www.boatwrights.co.uk

Scan to  
read more  
on the  
property

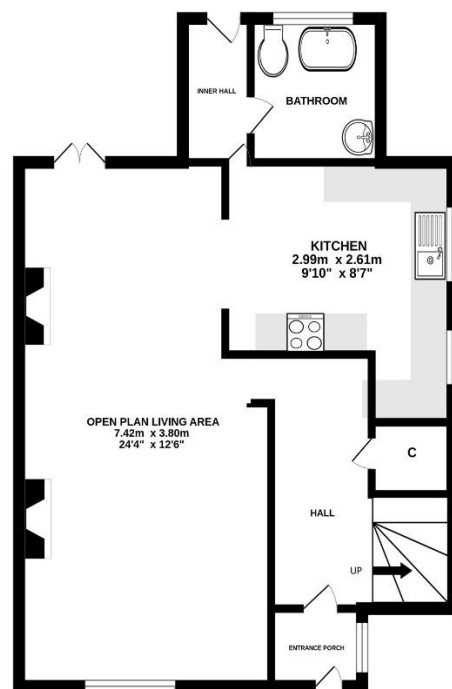




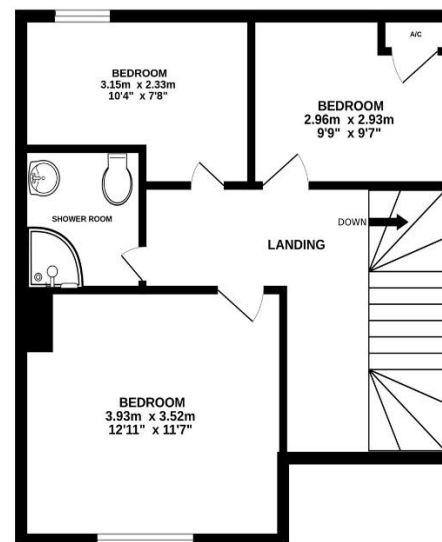
OUTBUILDING  
7.0 sq.m. (76 sq.ft.) approx.



GROUND FLOOR  
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR  
44.7 sq.m. (482 sq.ft.) approx.



**TOTAL FLOOR AREA : 104.0 sq.m. (1119 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



**Looking to buy or sell in Tisbury?**

At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

**Scan here to Learn more On Boatwrights?**



## 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.

**08 September 2025**