



TISBURY

Boatwrights
Estate Agents



THE OLD VICARAGE

Tisbury, Wiltshire, SP3 6LF

Summary Of Accommodation

A Superb Edwardian Village Home In Village Centre | Five Bedrooms & Two Bathrooms | Four Receptions Including Fabulous Dining Room & Cosy Snug | Beautifully Presented Throughout | Bursting With Characterful, Charm & Period Features | Attractive South Westerly Facing Garden Spanning Over 0.5 Of An Acre | Coach House Providing Additional Accommodation | Off Road Parking & Gated Entrance | Garage | EPC: Awaited

The Property

Welcome, to The Old Vicarage.

Constructed in c.1900 of local brick and occupying an enviable position within the prime village of Tisbury, this fantastic house is not one to be missed.

The property offers over 2500 sq. ft. of flexible accommodation, classically laid out over two floors. All of the rooms are of an excellent size and nature and present an abundance of charm and character throughout. The mains rooms to mention are the dual aspect sitting room, the fabulous dining room and the well-proportioned kitchen. Upstairs are five bedrooms including a spacious main suite with en suite bathroom and an elevated view over the village.

Lastly, there is also a spacious loft that has all manner of possibilities should the accommodation need to be increased.

Services: The Old Vicarage is connected to mains water, electricity and drainage. An oil-fired central heating system is also present.

Local Authority: Wiltshire Council, Band G.

Tenure: Freehold

Viewings: Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk





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

Externally, the gardens at The Old Vicarage are situated to the rear and east of the house. They offer several areas of established lawn, specimen trees and mature, colourful shrubbery.

The gardens are of a peaceful, private and secluded nature that offer tranquillity, colour and multiple areas to sit out and enjoy throughout the seasons.

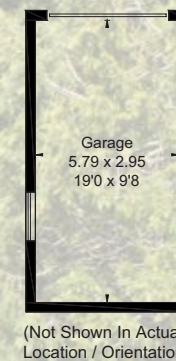
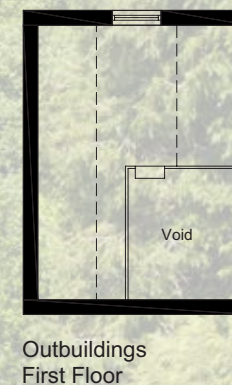
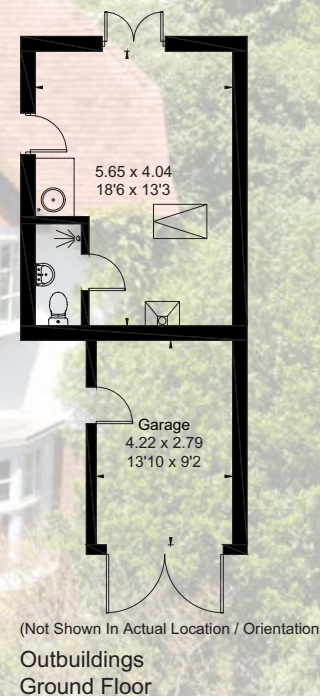
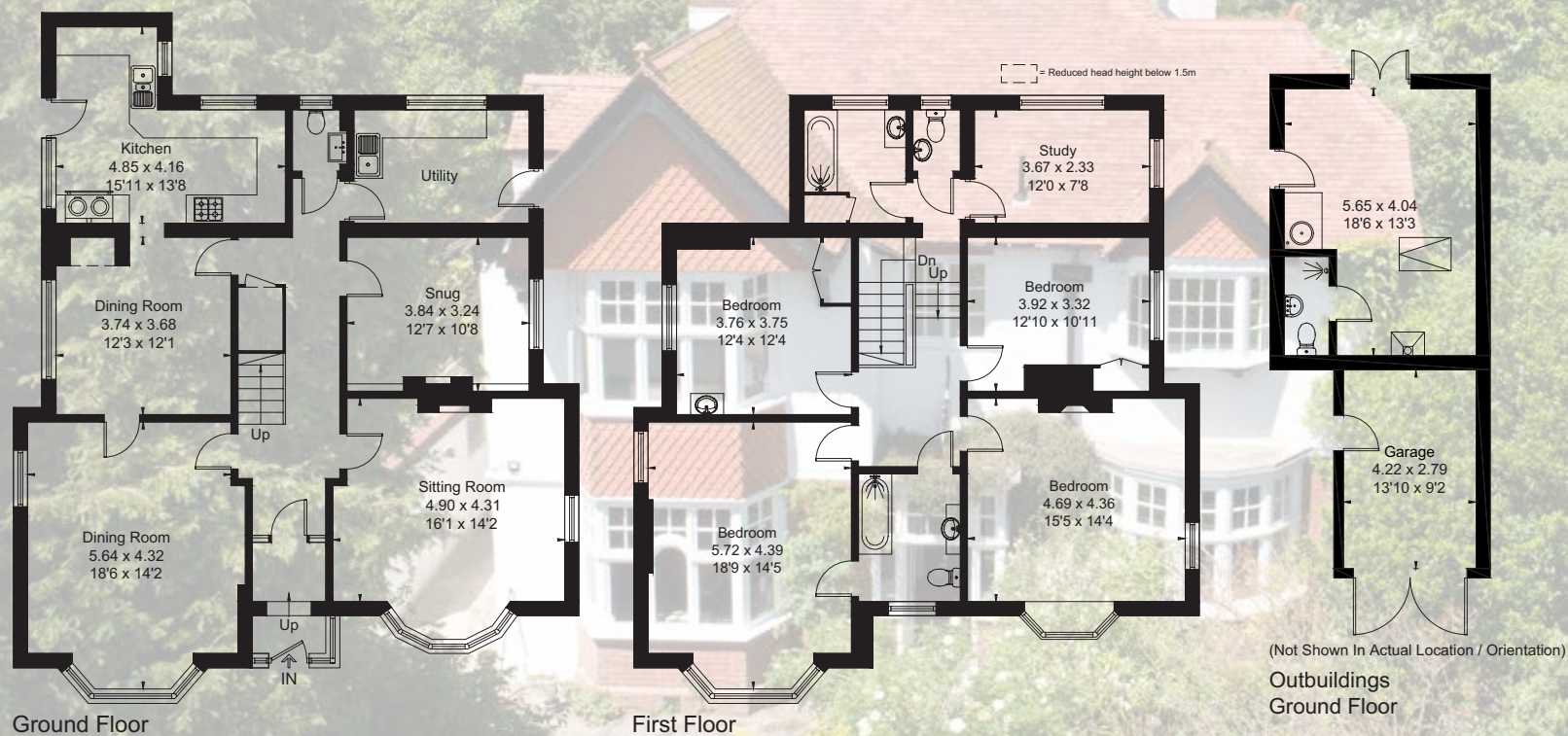
At the rear of the garden is a traditionally constructed coach house that is currently being used as a studio. The coach house offers power, lighting and water as well as a wood burning stove.

In addition is a further storage room and an en bloc style garage located at the front of the property.





Approximate Floor Area = 232.2 sq m / 2499 sq ft
 Outbuilding(s) = 68.7 sq m / 739 sq ft
 Total = 300.9 sq m / 3238 sq ft
 (Including Garage / Excluding Void)



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. 24th June 2024

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