



RV RURAL VIEW

107 Duck Street
Tisbury - Wiltshire

107 Duck Street
Tisbury
Salisbury
Wiltshire SP3 6LJ

A semi-detached period cottage situated in a lovely edge of village setting with marvelous far reaching country views, 0.37 acre of grounds, outbuildings & potential to extend

- Situated in the Beautiful Nadder Valley
- Good Sized Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom with Separate Shower
- Garden, Outbuildings, Parking & Garage
- Scope to enlarge (subject to consent)

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500
admin@ruralview.co.uk

RV RURAL VIEW



Situation The property is situated in an attractive elevated location off a small lane on the edge of the sought-after community of Tisbury but within reach of the village centre, its bustling high street and station. Tisbury is the principal village of the beautiful Nadder Valley and has become a desirable place to live amongst discerning buyers due to its excellent choice of independent local shops, boutiques and eateries as well as its many facilities including a primary school, doctors and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to London (Waterloo) and the West Country. The village is home to Messums West, a contemporary arts centre housed in a 14th Century thatched tithe barn at Place Farm, the largest of its type in the country.

The Saxon hilltop market town of Shaftesbury is 9 miles away and has a good range of shops, supermarkets, a well-respected secondary school, cottage hospital and is famous for the picturesque steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury is 13 miles distant and has more comprehensive shopping, entertainment & leisure amenities and a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Gillingham and Warminster as well as to the South Coast whilst the A303 links with the M3, making London accessible for the motorist. Many families are drawn to South Wiltshire by the excellent choice of state and private schools.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Tisbury is an excellent base from which to explore many miles of footpaths and bridleways with a variety of rural pursuits available including walking, riding, cycling and fishing. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, the Fovant Badges, Stourhead Gardens, Wilton House and Stonehenge.



Property A semi-detached older style former estate cottage built with stone faced external elevations and brick detailing under a clay tiled roof. The well-presented accommodation has high ceilings and comprises a good-sized sitting room with a Villager woodburning stove and quarry tiled floor whilst the kitchen/dining room is fitted with a range of eye and base level cupboards, wooden work surfaces and a butler style sink.

The enclosed rear porch opens out to a small courtyard with access to a large stone-built outbuilding presently used for storage but offering potential to be converted and incorporated into the main living space. Upstairs are two double bedrooms, the larger one having super views over the garden and beyond and there is also a well-appointed bathroom with a separate shower cubicle. With plenty of outside space, there may be potential to extend the present accommodation, subject to consent.

Outside The property is approached via a sloping tarmac drive belonging to the cottage with access to the adjoining cottage and a public footpath over it. The drive provides off street parking and leads to a wooden garage.

The particularly large garden amounting to just over a third of an acre is a special feature of the property with its field side setting and stunning countryside views. It has spacious areas of lawn, flower, shrub and rose beds, seating areas, a wild garden, two greenhouses, a variety of ornamental, conifer and deciduous trees and a wooden store.



Notice Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



Directions From the centre of Tisbury, turn right at the Post Office into The Avenue, at the T-Junction turn right into Cuffs Lane, then immediately left into Duck Street and proceed up the hill. The drive to the cottage is on the right past the adjoining property.
SatNav: SP3 6LJ What3Words: revolts.bypasses.liability

Services Mains electricity & water, shared private drainage, oil fired heating

Broadband Standard: 16 Mbps Superfast: 31 Mbps (Ofcom)

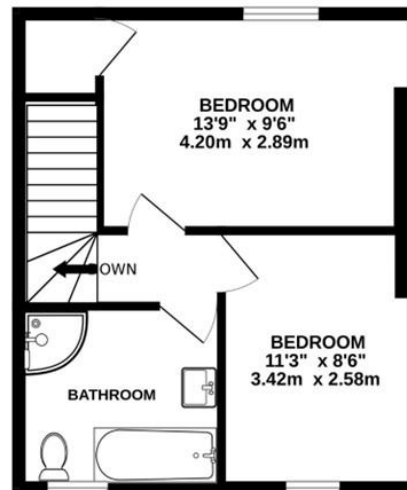
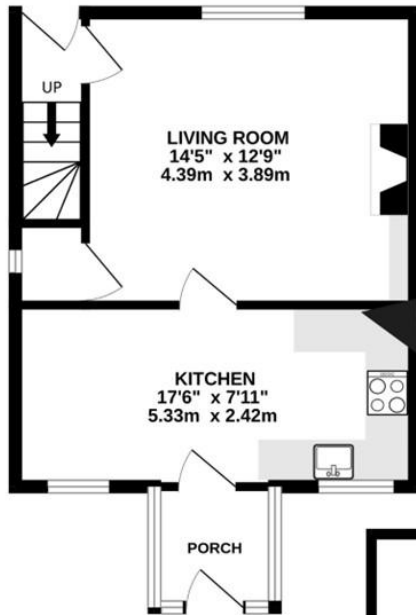
Local Authority Wiltshire Council 0300 456 0109, Tax Band D

EPC Energy Efficiency Rating

Current: 49 (E) - Please refer to the agents for the complete EPC

Tenure Freehold

107 Duck Street, Tisbury, SP3 6LJ



TOTAL Approx Internal Area: 81.3 Sq m (873 Sq ft)

