

# NADDER HOUSE

TISBURY, WILTSHIRE



**RV**  
RURAL VIEW

# NADDER HOUSE

Duck Street, Tisbury, Salisbury, Wiltshire SP3 6LJ

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A fantastic edge of village house with adaptable  
accommodation and a wonderful view

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Drawing Room | Sitting Room | Kitchen/Dining Room | Garden Room | WC  
3 ensuite Bedrooms | 4th Bedroom/Laundry | Bathroom  
Parking | Veranda & Gardens  
(Currently separated living accommodation)



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The Loft, Tisbury, Wiltshire SP3 6JG  
01747 442500  
admin@ruralview.co.uk



## SITUATION

Nadder House is situated on the eastern edge of Tisbury, along a delightful and popular lane overlooking Fonthill Estate land.

Tisbury is a thriving village, the largest in the Nadder Valley and having excellent day-to-day shopping facilities, including a Coop, deli, wine shop and florist. There are coffee shops, two pubs, a post office, primary school, doctor's and dental surgeries, a sports centre, garages and a mainline station with direct rail services to London (Waterloo 1hr 50mins) and the West Country. The immediate area has a number of excellent dining establishments such as The Compasses Inn, Beckford Arms and Pythouse Kitchen Garden.

Tisbury is located between Shaftesbury and Salisbury, both of which offer a good range of shopping, cultural, leisure and medical facilities, including Salisbury District Hospital. The local road network gives ready access to the other main towns in the region including Bath, Sherborne and Warminster, as well as to the South Coast, while the nearby A303 trunk road links with the M3, making London readily accessible for the motorist. Many families are attracted to the area by the wide choice of highly regarded schools in both the state and private sectors.

The surrounding countryside of the Nadder Valley is most attractive and gently undulating, part the Cranborne Chase National Landscape, a Dark Skies Reserve. A variety of rural pursuits are available, such as walking, riding and cycling, as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Sherborne and Warminster, and

racing can be found at Bath, Salisbury and Wincanton. There are also many places of interest in the vicinity such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House and the Fovant Badges.

## PROPERTY

Constructed at the turn of the millennium of block and rendered elevations under a tiled roof, Nadder House is a robust and attractive property, set into the side of the valley and having accommodation that either forms one property, or could be split (as currently) to create space for independent occupants.

The entrance is into a light and welcoming garden room with a vaulted ceiling, skylights and a glazed door opening onto the front garden. There is a sink and storage, and glazed

doors through to a double bedroom with a dressing area, fitted bookshelves and ensuite shower room. Further doors open into the kitchen/dining room, which is a large space with an engineered floor and French doors opening onto the veranda. Extensive fitted cream units include a breakfast bar return, and there is an oil fired Aga, electric oven and gas fired hob. Further along the corridor is the WC and double doors opening into an elegant triple aspect drawing room, with a polished stone open fireplace and a further door onto the veranda.

The lower level of the property can be shut off to create independent living accommodation, and comprises a small kitchenette stepping down into a light and spacious tile-floored sitting room with bifold doors spilling into the garden. This level also has two double ensuite bedrooms, a fourth bedroom currently used as a laundry room, and a bathroom.

### OUTSIDE

A joy of this property is the beautifully stocked garden, the upper level of which has a small lawn area and a gravel garden with a raised pond. There are double gates from the drive and further parking could be accommodated here. A stepped path to the side leads down to the rear garden, which is terraced with a lawn on the higher level and steps leading down to a gravelled area and vegetable plot beyond. On the other side of the house is a garden store under metal steps up to the parking. The intelligent planting is full and varied, including many rose varieties, fruit and specimen trees.

### DIRECTIONS (SP3 6LJ)

From the top of the High Street, turn into Duck Street and continue down the hill for about 200m. The property can be found on the left. What3words: [///overdrive.adjusted.buzzer](#)

### TENURE

The tenure of the property is freehold.

### SERVICES

Mains water electricity and drainage, oil fired central heating & hot water.

### LOCAL AUTHORITY

Wiltshire Council

### OUTGOINGS

Council Tax Band F

### EPC

D (68) - Please refer to the agents for the complete certificate.

### BROADBAND & MOBILE

Super Fast      Download 53mbps    Upload 8 mbps  
All networks good outdoors

### VIEWINGS

Strictly by appointment with Rural View.

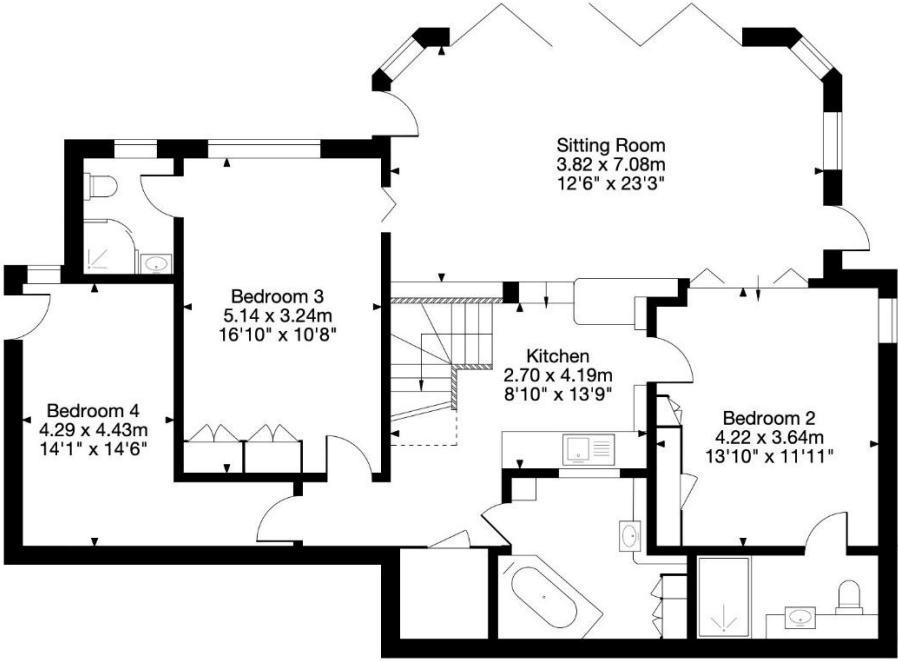
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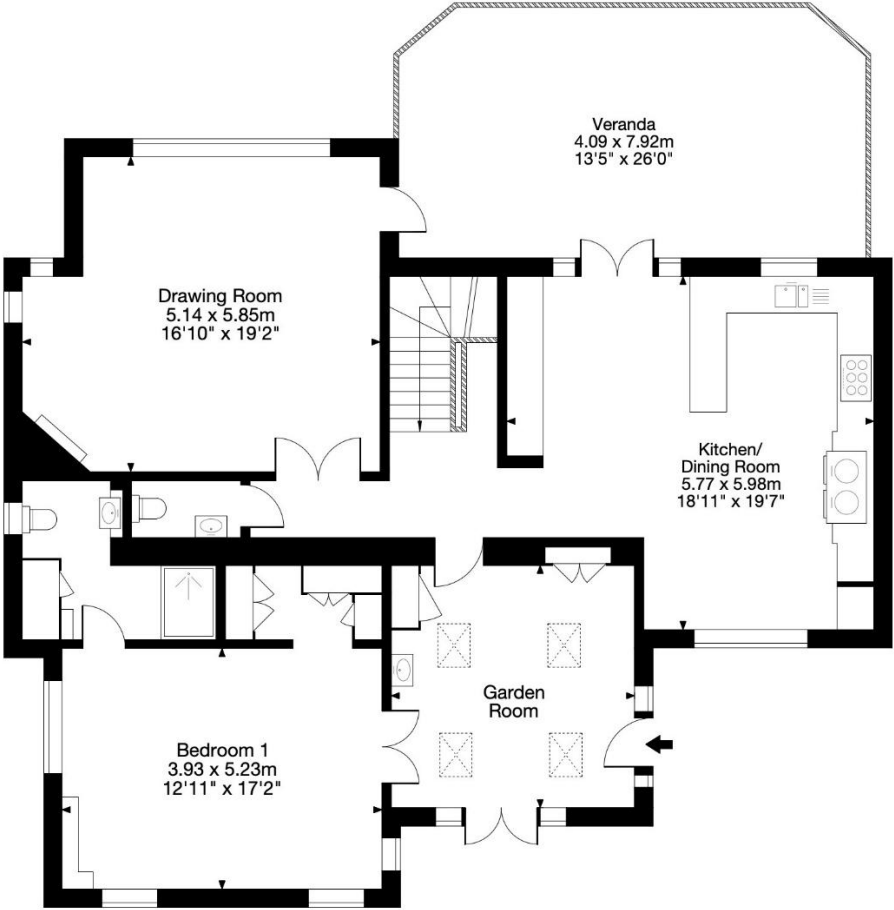
**Nadder House, Duck Street, Tisbury SP3 6LJ**

Gross Internal Area (Approx.)

233 sq m / 2,507 sq ft



Garden Level



Ground Floor



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