



RV RURAL VIEW

2 Court Street
Tisbury - Wiltshire

2 Court Street
Tisbury
Salisbury
Wiltshire SP3 6LN

A semi-detached turn of the century family home situated on the edge of a sought after Nadder Valley village with well-presented accommodation offering good versatility

- Located in a Village with Excellent Amenities
- Sitting Room & Family Room
- Study/Snug/4th Bedroom
- Three Bedrooms & Two Bath/Shower Rooms
- Kitchen/Breakfast Room, Utility & Rear Hall
- Enclosed Garden, Roof Terrace & Parking
- Nearby Transport Links & Open Countryside

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation Court Street is situated on the edge of the sought-after village of Tisbury but within reach of its bustling High Street and village centre. It is also close to the 14th Century thatched tithe barn at Place Farm, the largest of its type in the country and now home to the art gallery; Messums Wiltshire. Tisbury is the principal village in the beautiful Nadder Valley and has become increasingly popular 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, doctor's and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to London (Waterloo) and the West Country.

The Saxon hilltop market town of Shaftesbury is 10 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, Sherborne 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 particularly attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, 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, Stourhead Gardens, Wilton House and Stonehenge.



Property 2 Court Street is a double fronted, semi-detached cottage thought to have been built on the cusp of the Victorian/Edwardian era with red brick external elevations under a slate tiled roof. Over the years the property has been updated and extended whilst in more recent times it has undergone a number of improvements so as to create a stylishly presented and comfortable home.

The versatile accommodation is arranged over two floors and is presently set out on the ground floor as having a good-sized sitting room with an open fire and a snug/study leading off it which is currently being used as a 4th bedroom. There is also a family/music room and a kitchen/breakfast room with an understairs larder cupboard. The kitchen is open to a scullery/utility room which in turn accesses a rear hall with a well-appointed shower room beyond. Upstairs there are three bedrooms; two of which are double in size whilst the third is a good-sized single, and a family bathroom.

Outside To the front is a parking space and a pedestrian gate leading to the garden which is to the western side of the house and consists of a paved patio, area of lawn, flower, shrub and rose borders, mature hedging, garden store, oil storage tank and a passageway to the rear. A particular feature is the large roof terrace accessed from the main bedroom which overlooks the garden and surrounding neighbourhood and has wooden decking, wrought iron railings and a water tap.



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Directions From the post office at the bottom of Tisbury's High Street turn into The Avenue following the road northeastwards to its junction with Cuffs lane and Court Street. Turn right into Court Street and the property will be on the left shortly after Court Street Close.

Services Mains water, electricity and drainage, oil fired central heating.

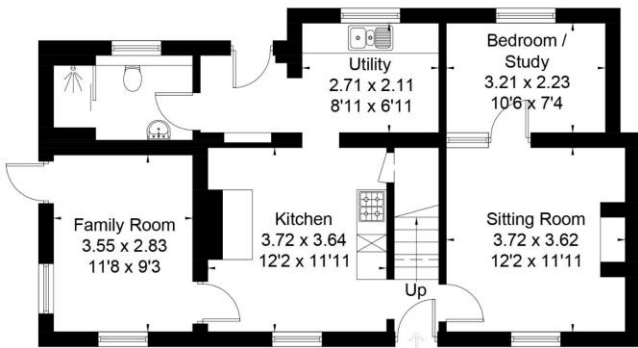
Local Authority Wiltshire Council 01722 336272
Council Tax Band B

EPC Energy Efficiency Rating

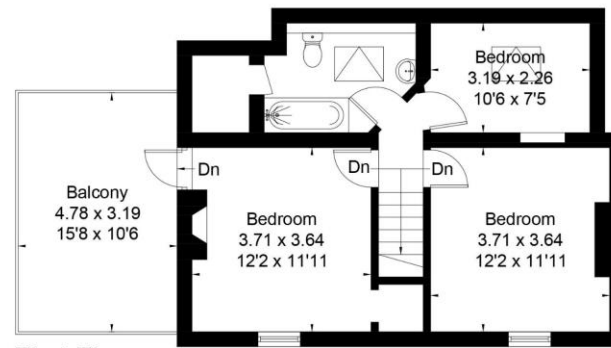
Current: 45

Please refer to the agents for the complete Energy Performance Certificate.

Approximate Area = 117.7 sq m / 1267 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)



Ground Floor



First Floor

