



RV RURAL VIEW

16 Springfield Park
Tisbury - Wiltshire

16 Springfield Park Tisbury Salisbury Wiltshire SP3 6QY

A beautifully presented detached modern family home with wonderful far-reaching views & versatile accommodation situated in an elevated edge of village setting

- Desirable Nadder Valley Village Location
- Sitting Room & Dining/Garden Room
- Well Appointed Kitchen/Breakfast Room
- Three Bedrooms & 4th Bedroom/Office
- Family Bathroom, Cloakroom & Utility Area
- Pretty Gardens & Off-Street Parking
- Nearby Access to Country Walks

Viewing strictly by appointment via
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Situation The property is situated in a tucked away elevated cul-de-sac setting on the edge of the sought-after village 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 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 village is home to Messums Wiltshire, a contemporary arts centre 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 14 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 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, the Fovant Badges, Stourhead Gardens, Wilton House and Stonehenge.



Property 16 Springfield Park is an attractive modern detached house built with reconstituted stone external elevations under a tiled roof. Over the years the property has been extended, altered and improved creating a well presented, easy to manage and comfortable family home offering versatility as to how it can be enjoyed. Of particular note are the marvelous far-reaching views over the rooftops of Tisbury and its parish church to the countryside beyond.

The stylishly decorated accommodation on the ground floor comprises a welcoming hall, a good-sized sitting room with a cast iron woodburner, bay window to the front garden and an archway through to the attractively designed kitchen/breakfast room fitted with eye and base level units with wooden worksurfaces and doors to the garden/dining room which leads out to the garden. Also on this level is an office/4th bedroom, a utility area and a cloakroom. Upstairs there are two double bedrooms, a single bedroom and a family bathroom with an electric shower.

Outside To the front is an area of banked lawn with shrub borders, tree and a sloping drive providing off street parking and leading to a path giving access to the rear garden. To the back of the house is a paved terrace, a prettily landscaped pond and steps up to a raised lawn with well-established flower and shrub borders, birch and cherry trees and further steps up to a wooden deck backing onto fields from which to take in the super view as well as a summer house and garden shed.



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Directions From the distinctive sign & lamp post in The Square at the lower end of Tisbury's High Street turn West into Church Street signed to Newtown & Semley. Continue past the church to the mini roundabout, turn right into St Johns Close and first left into Springfield Park. Take the right fork and the property will be the first on the left.

Services Mains water, electricity and drainage, electric heating & hot water.

Local Authority Wiltshire County Council (West) 0300 456 0100
Council Tax Band D (66)

EPC Energy Efficiency Rating

Current: 66 - Please refer to the agents for the complete Energy Performance Certificate

Tenure Freehold

Approximate Area = 113.2 sq m / 1218 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
Summerhouse = 3.9 sq m / 42 sq ft
Total = 117.1 sq m / 1260 sq ft

