



RV RURAL VIEW

3 Church Street Close
Tisbury - Wiltshire

3 Church Street Close Church Street Tisbury Salisbury SP3 6QY

A refurbished semi-detached home with versatile accommodation & a South facing garden situated in a tucked away setting in the heart of a sought after Nadder Valley village

- Desirable Village Location
- Sitting/Dining Room & Garden Room
- Kitchen & Study/Breakfast Room
- 3 Bedrooms, Shower Room & Cloakroom
- South Facing Garden
- Off Street Parking, Workshop & Stores
- Nearby Access to Country Walks

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

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Situation The property is situated in a small cul-de-sac close to the centre of the sought-after village of Tisbury and is just a short walk from the village's 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 also 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 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, Gillingham, 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 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 field sports. 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 3 Church Street Close is an attractive modern semi-detached house built in the mid 1980's by a well-respected local builder with reconstituted stone external elevations under a tiled roof. Over the years the property has been extended, altered and improved and in 2023/24 was comprehensively refurbished. This has resulted in the creation of a superbly presented, easy to manage and comfortable home offering versatility as to how it can be enjoyed.

The light & airy accommodation comprises an entrance hall with a cloakroom and access to the good-sized open plan sitting/dining room which has a Jotul woodburner on a granite hearth and doors leading to the sunny garden room overlooking the garden. The kitchen has wooden fronted units, granite worksurfaces, a Rangemaster Classic cooker with a 5 ring calor gas hob and opens out to a study/breakfast room. Upstairs are two double bedrooms, a single bedroom and a well-appointed shower room with a walk-in shower. The rear rooms have views towards the parish church and countryside beyond.

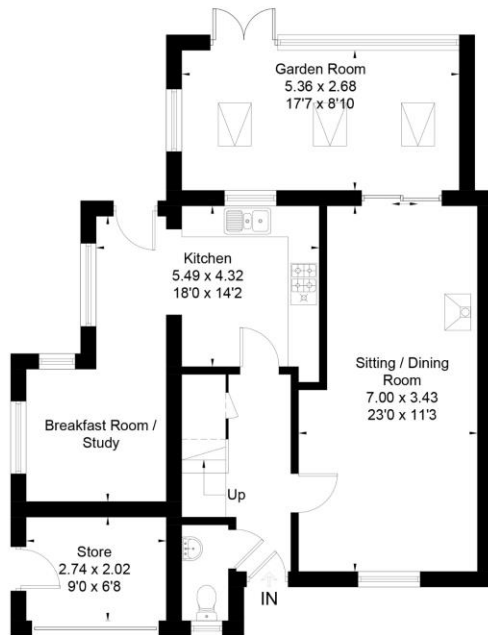
Outside To the front is a paved drive with an adjoining lawn and rose borders. The enclosed South facing rear garden has a large paved terrace to the back of the house with raised borders and steps down to a gravelled garden with flower and shrub borders and a rose covered pergola. The outbuildings include a wooden workshop, garden shed, wood store and a store (formerly part of a garage) housing the Grant oil fired boiler.



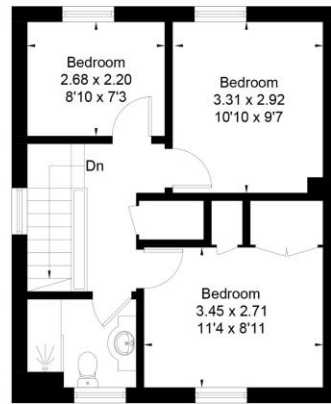
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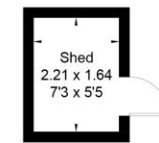
Approximate Floor Area = 110.1 sq m / 1185 sq ft
 Outbuildings = 10.3 sq m / 111 sq ft
 Total = 120.4 sq m / 1296 sq ft (Excluding Shed)



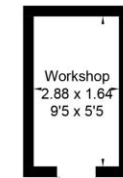
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Directions From the distinctive sign & lamp post at the bottom of Tisbury's High Street take the turning West into Church Street signed to Newtown & Semley. Take the first turning on the right into Church Street Close, the property will be on the left.

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

Local Authority Wiltshire County Council 0300 456 0100 - Council Tax Band D

EPC Energy Efficiency Rating

Current: 66 (D) - Please refer to the agents for the complete EPC

Tenure Freehold

Broadband Download Speed Standard 19 Mbps, Superfast 80Mbps (Ofcom)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73039