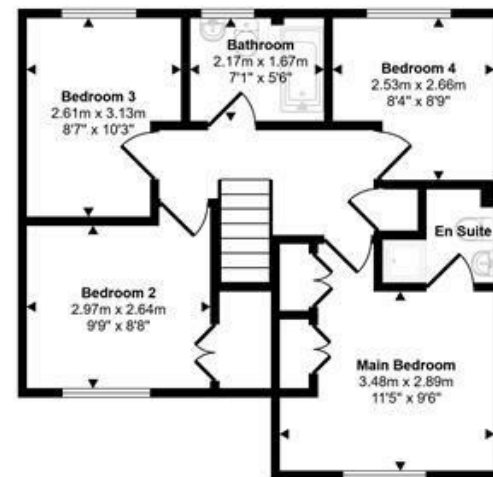
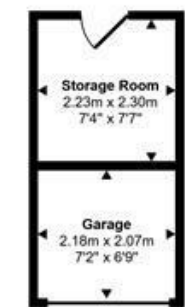




Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 50 sq m / 537 sq ft



Garage/Storage Room  
Approx 10 sq m / 107 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		



The Mallards  
Tisbury

Asking Price  
£520,000

A well presented four bedroom detached house, situated in a small cul de sac within the popular village of Tisbury. The property is within a five minute walk of the high street, with its independent shops and coffee spots, and the train station serving London Waterloo, while also being close to pretty countryside walks.

Having been a much loved family home for the last twenty six years, the property has benefitted from a brand new kitchen diner, a utility/storage room created within the garage, along with general updating and redecoration throughout. The ground floor comprises a kitchen diner with double doors out to the garden, a sitting room with open fire, an office and a downstairs WC. On the first floor there are four bedrooms, the main bedroom benefitting from an en-suite, and bedrooms one and two with built in wardrobe space, plus a family bathroom.

Outside, the rear garden is a good size and benefits from a sunny aspect and no overlooking neighbours, with a garage and two tandem parking spaces in front.



## The Property

### Inside

#### Ground Floor

The front door opens into the entrance hall, with doors leading off to all principal rooms and a lovely flow throughout. The sitting room has a bay window to the front of the property and an open fire as a focal point, leading straight through to the kitchen diner. This is bright and traditional in style, with shaker units, wood worksurfaces, a beautiful red Aga, an integrated fridge/freezer and dishwasher, and double doors leading out to the garden. An office and downstairs WC complete the accommodation on this level.

#### First Floor

The landing gives access to all four double bedrooms and the family bathroom. The main bedroom benefits from an en-suite and built in wardrobe space, while bedroom two also has built in wardrobe space. Bedrooms three and four

are both good sized rooms. The family bathroom serves the remaining bedrooms.

### Outside

#### Garden

The rear garden enjoys a south easterly aspect and is private and enclosed, mainly laid to lawn with a patio area enjoying a sunny spot and is not overlooked. A door leads from the garden into the utility/storage room at the back of the garage.

#### Parking

A garage and two tandem off road parking spaces sit in front.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band F  
Oil Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Tisbury is a thriving and well-served village set within the Nadder Valley, offering a range of independent shops, cafés, a primary school, and a strong community atmosphere. Surrounded by attractive countryside and scenic walking routes, it provides an appealing rural lifestyle while benefiting from a mainline railway station with direct services to London Waterloo. A wider range of amenities can be found in nearby Shaftesbury and Salisbury.

Postcode SP3 6SD

What3words  
///basic.shuttered.digital

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.