



**RV**RURAL VIEW

Jasmine Cottage  
Tisbury - Wiltshire

Jasmine Cottage  
The Quarry  
Tisbury  
Salisbury SP3 6HR

A most attractive & charming period cottage with a useful outbuilding situated in a tucked away setting in a popular village in the heart of the beautiful Nadder Valley

- Located in Sought After Tisbury
- Two Bedrooms & Study/3<sup>rd</sup> Bedroom
- Sitting Room with Wood Burner
- Kitchen with Open Plan Dining Area
- Bathroom, Cloakroom & Entrance Lobby
- Off Street Parking & Pretty Gardens
- Potential Studio/Garden Room

Viewing strictly by appointment via  
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**Situation** The property is pleasantly situated in a small lane not far from Tisbury's bustling High Street and village centre. Tisbury is the principal village of the beautiful Nadder Valley and according to The Sunday Times, is one of the best places to live in the country. It has a fine reputation for the quality of its independent shops, boutiques and eateries with amenities including a sports/community centre, doctors and dental surgeries, garage, vets, primary school and a station with direct rail services to London (Waterloo). It is also the home of Messums Wiltshire, a contemporary arts centre housed in an ancient thatched tithe barn.

The Saxon hilltop market town of Shaftesbury (9 miles) has a good range of shops, a supermarket, restaurants, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury (13 miles) has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously 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 the many miles of local footpaths and bridleways and there are 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, Stourhead Gardens, Wilton House and the Fovant Badges.



**Property** Jasmine Cottage is a small but pretty Chilmark stone built attached cottage with a clay tiled roof and is thought to date back to the 1840's. The property has been attractively refurbished in recent years but still retains its intrinsic period charm and character making this a really delightful home in a pleasant village setting and together with its pretty gardens and useful outbuilding, is one that would be ideal for use either as a full time residence or weekend retreat.

The accommodation on the ground floor includes a lovely sitting room with a wood burning stove and leads to a dining area which in turn is open plan to the attractively fitted kitchen with its range of eye and base level cupboards and drawers and terracotta tiled floor. There is also an entrance lobby and cloakroom on this level whilst upstairs are two bedrooms, an attractively fitted family bathroom and a small study/dressing room that could be used as an occasional third bedroom.

**Outside** The gardens are arranged in two sections with a delightful southerly facing cottage garden immediately in front of the property with lawn, a stone paved patio and a variety of flowers and shrubs. Across the lane is an area of off-street parking, two wooden sheds and gates giving access to an enclosed area of further garden which includes additional parking, flower and shrub borders, raised beds and a potting shed.

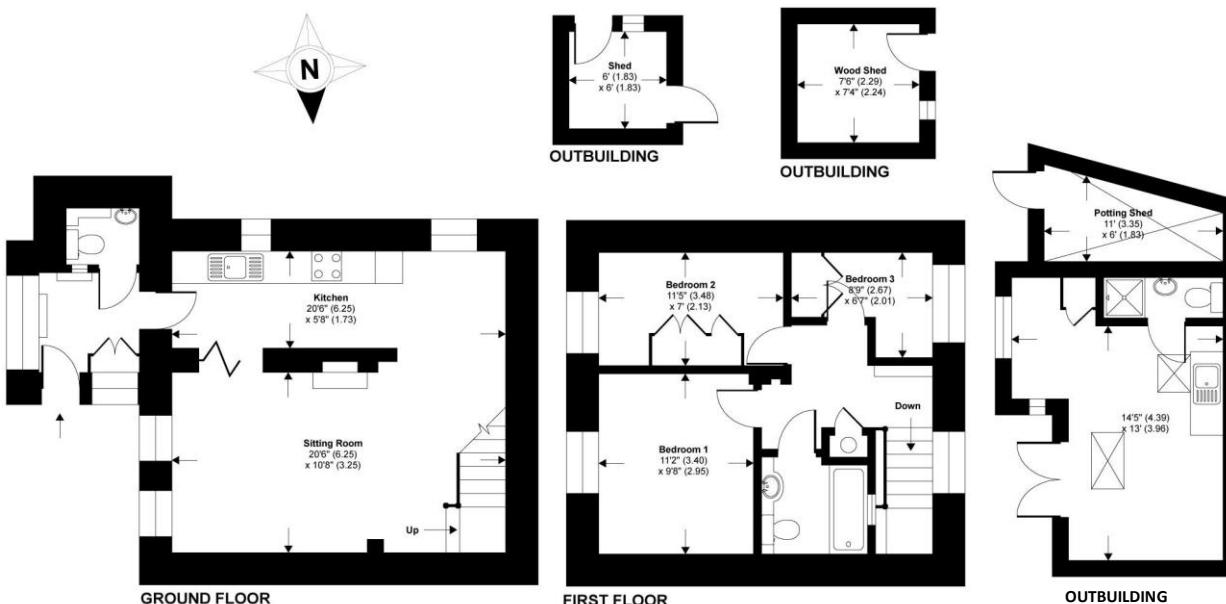
In the second garden is a light and airy former stone built garage that has been adapted for use as a studio, garden room or workroom and which has a shower/ cloakroom, fitted shelves & cupboards and a sink.



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GROSS INTERNAL FLOOR AREA 835 SQ FT 77.5 SQ METRES (EXCLUDES OUTBUILDINGS & ANNEXE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Directions** Heading West on the A303 from London, approximately 5 miles after the junction with the A36 take the left turn to Fonthill Bishop. On meeting the B3089 turn right and then left signed to Tisbury through the archway into Fonthill Park. At the crossroads by the Beckford Arms turn left onto Hindon Lane and continue to Tisbury. On entering the village where five roads meet at the top of the High Street, turn right into The Quarry, follow the lane round to the right and the property will be on the right.

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

**Local Authority** Wiltshire Council 01722 336272

Council Tax Band D

**EPC Energy Efficiency Rating**

Current: 49 - Please refer to the agents for the complete Energy Performance Certificate

