

24 Bedwin Street, Salisbury  
Wiltshire



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& Parker

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1,682 sq ft (156 sq m) | Freehold  
3 receptions | 4 bedrooms | 2 bathrooms  
Courtyard garden | City centre | Permit parking

Guide price £735,000

A charming, Grade II listed, beautifully presented townhouse in the heart of Salisbury, featuring characterful living spaces, elegant original features, and a private courtyard garden.

24 Bedwin Street is a character-filled home that combines traditional architectural details, such as sash windows and exposed timber beams, with sophisticated modern updates, offering nearly 1,700 sq ft of versatile living space across three floors. Believed to have once been used as an apothecary, and having been mentioned by Pevsner, the property has been carefully looked after and improved upon by our clients over the years, the result is a beautiful and very comfortable city centre home.

The ground floor opens into a welcoming entrance hall with polished oak floorboards that run throughout much of the level. The dual-aspect dining room, currently utilised as an artist's studio, offers flexibility for a variety of uses, including a more formal entertaining space if desired. The bright kitchen/breakfast room is finished with flagstone flooring, modern cabinetry, and integrated appliances, and is complemented by a convenient utility room and cloakroom. An adjacent family room, featuring a wood-burning stove, and access to the rear garden via double-glazed doors, provides a cosy and informal retreat.

On the first floor, the impressive drawing room is bathed in natural light from a striking curved bay window and features a wood-burning stove set beneath a handsome timber lintel, alongside bespoke floor-to-ceiling oak shelving. The principal bedroom is also located on this level, benefiting from a luxurious en suite bathroom with a freestanding bath, separate walk-in shower, wardrobe and a skylight that floods the space with natural light.

The second floor accommodates three further flexible use bedrooms, served by the shower room on the first floor, all finished in neutral, stylish décor and retaining original period charm.

To the rear, the property offers a private walled courtyard garden. This low-maintenance outdoor space has been beautifully designed with gravel paths, stone paving, and a variety of mature shrubs and flowering perennials. It provides a tranquil setting for al fresco dining and includes a useful storage shed and gated pedestrian access.

## Location

The property is situated in the heart of Salisbury's medieval chequer system, close to the city's historic centre, with open spaces found at The Greencroft and Bourne Hill Gardens.

The property enjoys excellent access to local amenities, including both chain and independent shops, cafés, and restaurants, while Salisbury's famous Cathedral, Market Square, Art Centre and Playhouse are also within easy reach.

Respected independent schools in the area include Leehurst Swan, Salisbury Cathedral School, Chafyn Grove and Godolphin, There are boys and girls' grammar schools, Bishop Wordsworth's and South Wilts respectively.

Transport links are convenient, with Salisbury railway station nearby, offering direct services to London Waterloo and other major destinations.

Salisbury supports two tennis clubs and a leisure centre with pool, while The New Forest and South Coast are close at hand.

There is racing at Salisbury Race Course and golf at Salisbury and South Wilts, High Post and Rushmore.

Airports can be found at Bournemouth, Southampton and Bristol.

Postcode region: SP1

## General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, drainage and water

Council Tax: Band E

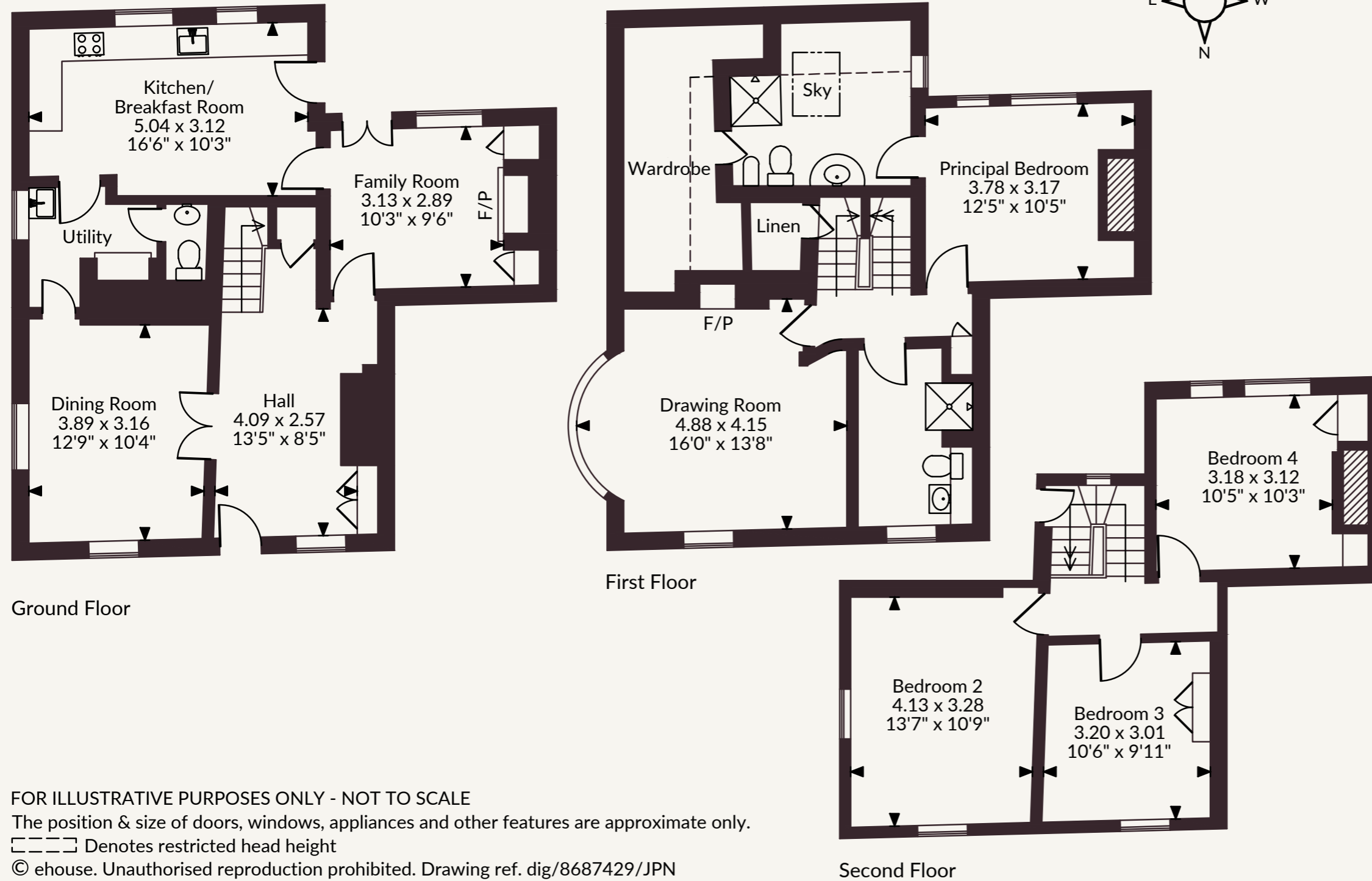
EPC Rating: D

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



Bedwin Street, Salisbury  
Internal area 1,757 sq ft (163 sq m)



**Salisbury**  
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