



60 Bedwin Street, Salisbury, Wiltshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## 60 Bedwin Street Salisbury, Wiltshire SP1 3UW

A fine double-fronted Grade II listed city centre home overlooking The Greencroft and St Edmunds Church yard.

Salisbury station 0.8 miles (London Waterloo 90 mins), A303 8.8 miles, M27 (J2) 16.1 miles, Southampton Airport 23.9 miles, Bath 40 miles

Reception hall | Sitting room | Dining room  
Study | Store room | Gymnasium with walk-in shower | Cellar | Kitchen/breakfast room  
Cloakroom | Principal bedroom with en-suite shower room, dressing room/bedroom 5, observatory & balcony | 3 Further bedrooms  
Family bathroom | En-suite shower room  
Courtyard garden | EPC - D

### The property

60 Bedwin Street is a handsome Grade II listed residence offering over 3,000 sq. ft. of flexible accommodation arranged over four floors. The property presents a wealth of original period features, including exposed beams, sash and shuttered windows, high corniced ceilings and ornate stairways and fireplaces, combined with deluxe contemporary touches. The house was completely overhauled by our clients and is now presented in an immaculate and very stylish condition.

The grand entrance vestibule and hallway with turned mahogany stairway to the first floor, and stairs to the cool cellar below, flows naturally onto the elegant sitting room with its dual bay windows, and further on to the cloakroom. There is a dual-aspect study, formal dining room with charming fireplace and a striking split-level kitchen/breakfast room. The area has been opened out to create a sleek, light-filled space with an array of modern cabinetry, an island with inset hob, Quooker tap and numerous

integrated appliances, with floor-to-ceiling glass panelling and bi-folding doors to the courtyard. Alongside this is a gymnasium and store room leading to a walk-in shower.

The first floor houses a generous double bedroom with fireplace and dual bay windows (currently used as an office). Two further double bedrooms enjoy a luxury family bathroom with freestanding oval bathtub and dual sinks, and a chic en-suite shower room. On the second floor is the principal bedroom suite, comprising a 23 ft. dual-aspect room with a large dressing room and a shower room, and with access to a 3rd floor observatory and balcony with far-reaching, impressive views.

Accessed from the reception hall is a very useful, dry cellar.

### Outside

The property benefits from an enviable setting beside The Greencroft, with views over St Edmunds Church and to Salisbury Cathedral.

There is easy access to resident's on-street parking and the property has been updated to include a desirable south-westerly facing courtyard garden. Laid to paving, it offers the ideal private, sheltered outdoor space for al fresco dining and entertaining.

### Location

The thriving cathedral city of Salisbury has an extensive range of shopping, recreational, cultural and leisure amenities including supermarkets, restaurants, public houses, bars, a cinema and Playhouse, with scenic surrounding countryside and the River Avon offering numerous outdoor pursuits.

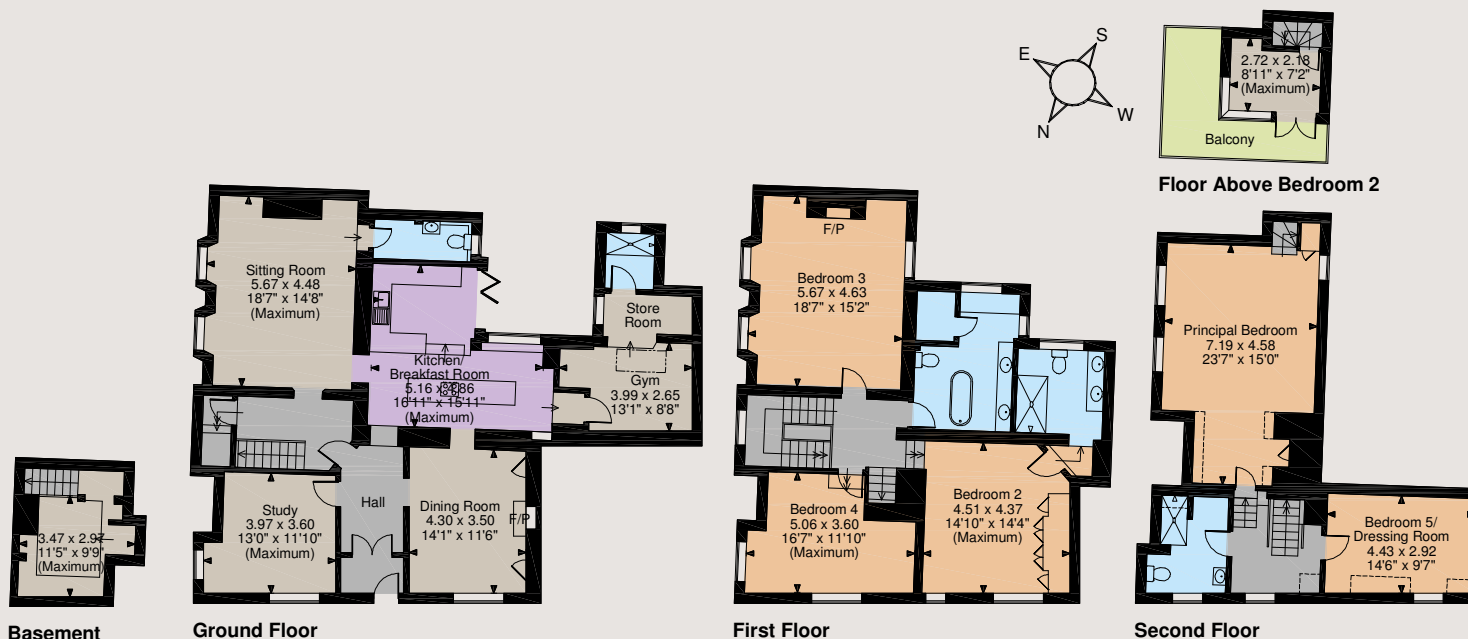
Road links are convenient, with the A36, A303 and M27 within easy reach and Salisbury station providing links to London and the West Country. Notable nearby schools in the area include Chafyn Grove and Godolphin, along with grammar schools for both girls and boys.







60 Bedwin Street, Salisbury  
House internal area 3,135 sq ft (291 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt and Parker's Salisbury office, head west on Milford Street, turning right onto Pennyfarthing Street and continuing onto St Edmund's Church Street. After 0.2 miles, turn right onto Bedwin Street where the property will be on the right.

## General

**Local Authority:** Wiltshire Council - 0300 456 0100

**Services:** Mains electricity, gas, water and drainage. Gas central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £925,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

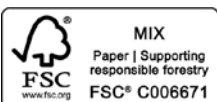
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