



120 Bouverie Avenue South
Salisbury, Wiltshire

**STRUTT
& PARKER**

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An imposing double-fronted period house with a swimming pool, in a sought-after Salisbury address

A handsome double-fronted period family home combining modern amenities, quality fixtures and fittings and elegant décor throughout with period features including high ceilings and some original fireplaces. It is in a no through road in a desirable area to the south west of the city centre, near to local and city amenities.



6 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



GARAGE & DOUBLE CARPORT



GARDEN WITH SWIMMING POOL



FREEHOLD



EDGE OF CITY



4,242 SQ FT



**GUIDE PRICE
£1,950,000**

The property

Occupying a generous plot, 120 Bouverie Avenue South is a double-fronted family home offering more than 4,200 sq ft of light-filled flexible accommodation arranged over three floors.

Recently extended, completely and sensitively refurbished it is now designed to offer a harmonious and functional space for both everyday living and entertaining, the layout thoughtfully blends contemporary comforts, high-quality finishes and stylish décor with preserved period details. It flows from a welcoming through-hallway with useful storage and access to the rear terrace. The hall leads to a generous drawing room featuring a bay window, ornate sectional ceiling, and a woodburning stove set within a feature fireplace, along with a door to a dual-aspect playroom. On the opposite side, there is a dining room and a sitting room—both with exposed wooden flooring—the former with a feature fireplace and the latter with part-panelled walls. Further is, a wooden-floored study with rear aspect bay window and corner fireplace. To the rear is an extensive, light

and airy L-shaped kitchen/breakfast/family room with a range of wall and base units including a large central island with breakfast bar, complementary work surfaces, modern integrated appliances, bi-fold doors to the terrace to two aspects, and a family area with a fireplace. An inter-connecting fitted utility room with en suite cloakroom and a door to the side aspect completes the ground floor.

On the first floor, the property provides a principal bedroom with a fitted dressing room and a contemporary en suite bathroom. There are three further bedrooms, two of which have en suite shower rooms, as well as an additional front-aspect room with a fireplace—suitable for use as either a reception space or an additional bedroom—and a modern family bathroom. The property's two remaining double bedrooms, one with en suite shower room, can be found on the vaulted second floor.







Outside

Having plenty of kerb appeal, the property is approached through double wooden gates over a gravelled forecourt providing private parking and giving access to an integral garage and double carport. The generous enclosed garden to the rear is laid mainly to lawn, bordered by mature shrubs and trees and features a 32ft swimming pool overlooked by a contemporary vaulted pool house with bar/kitchenette, shower room and three sets of bi-fold doors to the pool surround together with a spacious paved terrace off the kitchen/breakfast room. The whole is ideal for entertaining and al fresco dining.

Location

The property is situated on the southern fringes of Salisbury in sought-after Harnham. The Town Path can be accessed beside the banks of the River Avon, leading through watermeadows to the train station.

Nearby amenities include a recreation ground, cricket pitch, community sports & social club, Salisbury Tennis Club and Harnham Junior School, two hotels with

restaurants, a Post Office, M&S Simply Food and a Nisa with a well thought of butchers. Salisbury offers a comprehensive range of shopping, leisure and cultural amenities and road links are excellent with access to the A36, A303 and A354. There are regular train services into London and the West Country, with airports at Bournemouth, Southampton and Bristol.

Well-regarded schooling in the vicinity includes Salisbury Cathedral School, Chafyn Grove, Leehurst Swan and Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools.



Distances

- Salisbury city centre 1.0 mile
- M27 (Junction 2) 16.1 miles
- Southampton 23.8 miles
- Winchester 25 miles
- M3 (Junction 8) 31.3 miles
- London Heathrow Airport 73.1 miles
- Central London 88.7 miles

Nearby Stations

- Salisbury

Key Locations

- Salisbury (Historic Cathedral City)
- Cranborne Chase ANOB
- Southampton (university, airport & port city)
- New Forest National Park
- Stonehenge

Nearby Schools

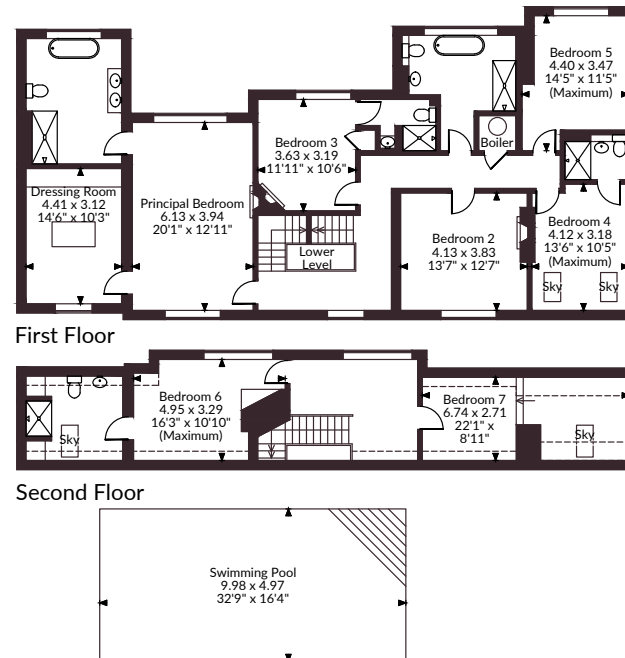
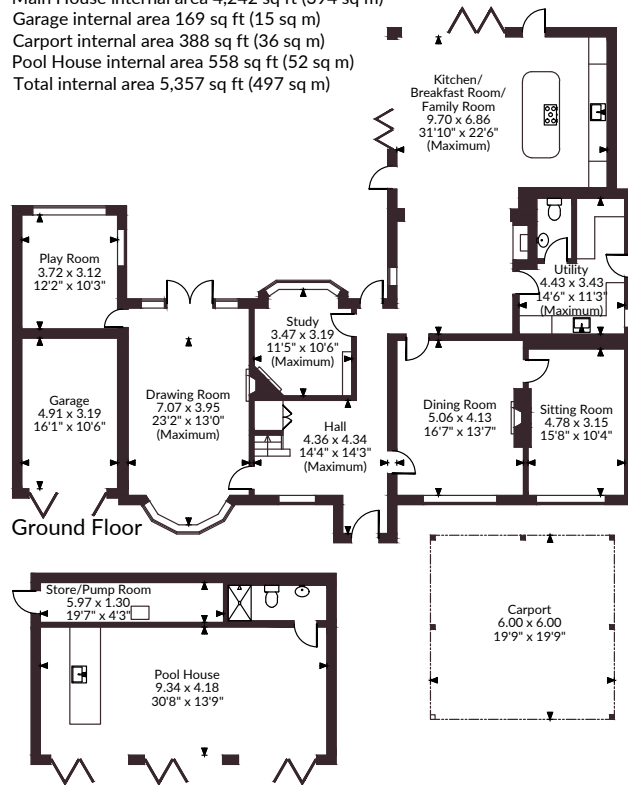
- Harnham Primary and Junior Schools
- Coombe Bissett Primary School
- Wilton CofE Primary School
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School







Bouverie Avenue South, Salisbury
Main House internal area 4,242 sq ft (394 sq m)
Garage internal area 169 sq ft (15 sq m)
Carport internal area 388 sq ft (36 sq m)
Pool House internal area 558 sq ft (52 sq m)
Total internal area 5,357 sq ft (497 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,242 sq ft (394.11 sq m)
Garage internal area 169 sq ft (15.66 sq m)
Car Port internal area 388 sq ft (36.00 sq m)
Pool House internal area 558 sq ft (51.89 sq m)
Total internal area 5,357 sq ft (497.66 sq m)
For identification purposes only.

Directions

SP2 8EA

what3words: ///grades.oiled.prop - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

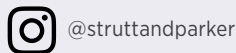
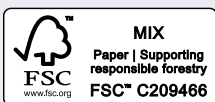
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Salisbury

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