



Woodgrange House, 92 Bouverie Avenue, Salisbury,
Wiltshire

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Woodgrange House, 92 Bouverie Avenue, Salisbury, Wiltshire SP2 8DX

A beautiful detached family home with excellent outbuilding and an aesthetically designed garden.

A36 1.1 mile, Salisbury mainline station 2 miles (London Waterloo 1 hr 30 mins), Amesbury 9.5 miles, Shaftesbury 21 miles, Warminster 22.5 miles, Southampton Airport 24 miles, Bath 41 miles

Reception hall | Sitting room | Family room
Dining room | Garden room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite bathroom, dressing room & study
4 Further bedrooms | Additional dressing room
Family bathroom | Shower room | Outbuildings comprising games room & studio | Garage and workshop | Garden/bike shed | Summer House
Wood store | Garden
EPC rating D

The property

Woodgrange House is a beautiful and elegant residence which has been greatly enhanced by the current owners during their time in occupation. It offers three storeys of light-filled, stylishly presented accommodation with an open ambience and free-flowing layout ideally suited to modern lifestyles.

On the ground floor, a family room and adjoining kitchen/breakfast area provide a sociable setting at the heart of the home with access into a bright garden room and an impressive sitting room created in an orangery style. Filled with natural light courtesy of a large lantern skylight and a wall of glass with French doors, the sitting room offers a seamless link to a verandah which overlooks the rear garden. The formal dining room features a corner fireplace and fitted display cabinetry. A generously

proportioned utility room and cloakroom completes the ground floor facilities. Two staircases rise to the first floor, with one giving direct access to the study and principal en suite bedroom which is currently utilised to provide a luxurious retreat with dressing room and stylish bathroom. The central stairway leads to the principal bedroom suite and also to two first level bedrooms, a modern shower room and the well-appointed family bathroom. Two additional bedrooms are on the top floor, enjoying impressive views to Salisbury Cathedral to the rear, along with a large dressing room which has the plumbing in situ to create a shower room if required, all with illuminating skylight windows.

The house is designed giving the opportunity to utilise the ground floor utility room, rear staircase, study, bathroom and/or dressing room as a separate annexe with its own front door.

Outside

The attractively planted garden at Woodgrange House offers an outdoor sanctuary and has been skilfully landscaped to accommodate the gently sloping incline to the rear of the garden which is backed by woodland creating a sheltered, leafy rear boundary.

Paved and gravelled terracing adjoins the house with low-level clipped evergreen hedging at the edge beyond which a naturalistic bank slopes to an area of lawn. Stone-filled gabion baskets form a contemporary retaining wall to the garden area below, where a further paved terrace to one corner incorporates a designated cultivation zone with sleeper edged beds. Hedging, mature shrubs and specimen trees front the lane, providing a degree of privacy and the property is approached via a generous expanse of gravelled driveway which provides parking and turning for several vehicles.

Supplemental accommodation is provided by a timber outbuilding which offers versatile-use options and currently presents as a games room and studio.





Location

The property is situated on the southern fringes of Salisbury in sought-after Harnham. Bouverie Avenue is well known as one of Salisbury's most popular residential addresses and lies within easy reach of Salisbury District Hospital and the centre of the city, as well as enjoying access to countryside walks. The Town Path can be accessed beside the banks of the River Avon, which offers a route through Salisbury Watermeadows to the train station.

Nearby amenities include a recreation ground, cricket pitch, community sports & social club, Salisbury Tennis Club and Harnham Junior School. There are also two hotels with restaurants in Harnham, a post office, M&S Simply Food and a Nisa which has a well thought of butchers within. Salisbury offers a comprehensive range of shopping, leisure and cultural amenities and communication links are excellent with easy access to the A36, A303 and A354, whilst commuters benefit from regular train services into London and to the West Country. There are also airports at Bournemouth and Southampton.

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 for boys and girls respectively.











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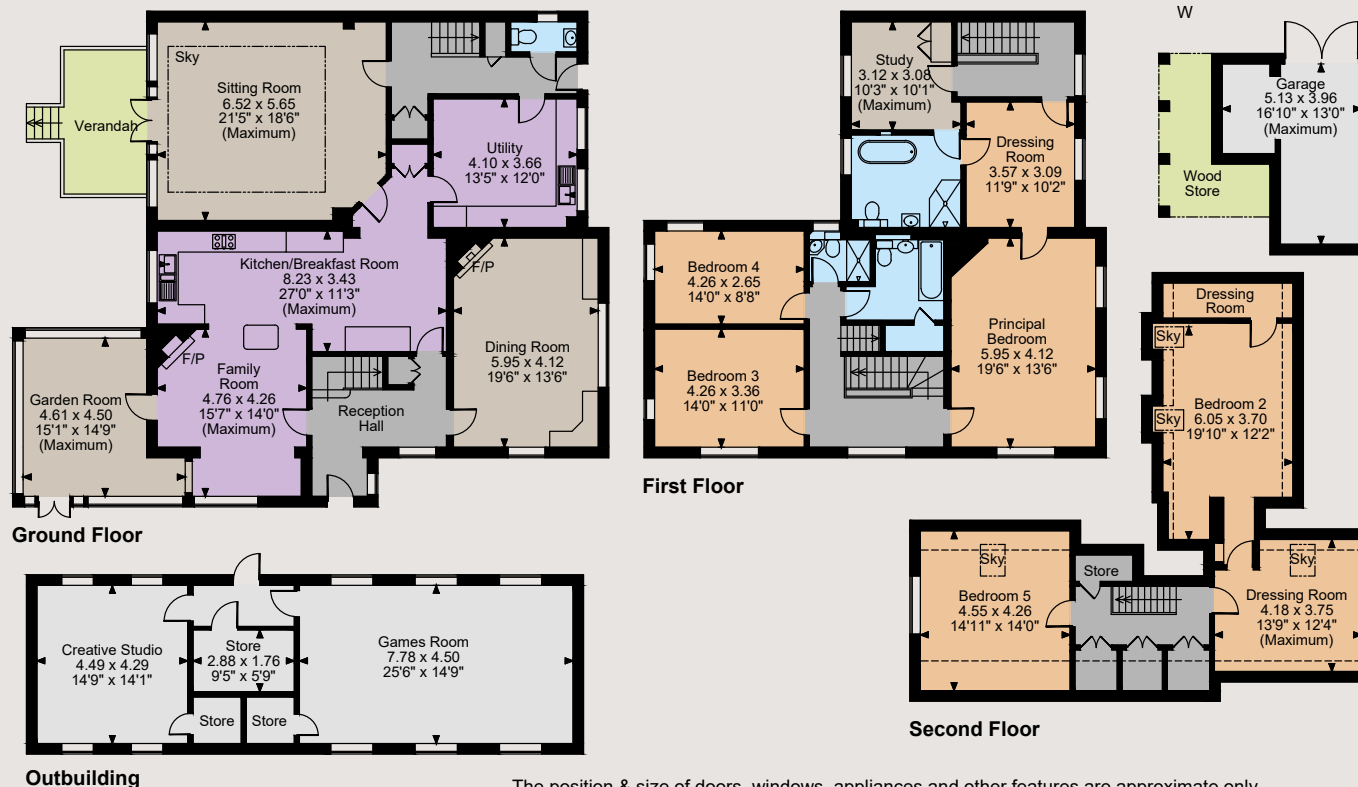
House internal area 3,717 sq ft (345 sq m)

Garage internal area 173 sq ft (16 sq m)

Outbuilding internal area 739 sq ft (69 sq m)

Total internal area 4,629 sq ft (430 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 the centre of Salisbury head south on the A354 towards Blandford and Coombe Bissett. At Exeter Street roundabout go straight over, following up through the traffic lights. At the mini roundabout take the 3rd exit onto Bouverie Avenue where the property will be found before the left hand corner, on the right.

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,650,000

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

01722 344010

salisbury@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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