



22 Campbell Road, Salisbury, Wiltshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

22 Campbell Road, Salisbury, Wiltshire SP1 3BG

A handsome, four-storey, semi-detached period home with landscaped garden and far reaching cathedral views

Salisbury mainline station 1.4 miles (London Waterloo 90 minutes), A303 8.6 miles, M27 (Junction 2) 15.8 miles, Southampton Airport 24.3 miles, Bath 40 miles

Entrance hall | Drawing room | Study | Sitting area | Dining area | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite bathroom | 3 Further double bedrooms | Family bathroom | On-street parking | Garden | EPC Rating D

The property

With its stately architecture of decorative red brick elevations, white stone quoins and bay window protrusions, Number 22 Campbell Road offers a blend of retained historic features in an enhanced, modern environment with stylish presentation and versatile accommodation.

On the ground floor, the hallway gives access to two reception rooms, which offer an elegant drawing room with wood-burning stove and an adjoining flexible-use study with picture window to the cathedral. The remodelled lower ground floor level provides an impressive open plan, sociable living space which is filled with natural light courtesy of a double aspect and a wall of bi-fold doors and windows. Fitted with sleek, white cabinetry, topped with stonework surfaces, the kitchen has an island unit with breakfast bar and a bench seat, with casual seating, a dining area and a seamless link to the outdoor terrace.

The bedroom accommodation is arranged over the two upper levels, where elevated

vistas to over the city can be enjoyed and with two bedrooms and a well-appointed family bathroom on the first floor. Two additional bedrooms have a private position at the top of the house, with the principal room benefitting from smart en suite bathroom facilities.

Outside

A low-level wall fronts the street, with a paved pathway leading to steps which rise to the enclosed entrance portal. A side gate offers a route to the rear garden which is artfully terraced to accommodate the incline to the site. The patio adjoining the house has the advantage of a south-easterly outlook which takes in views over the tree and roof-tops across to the cathedral spire. There are planting pockets within the paving, a raised bed and a pond feature, with a timber pergola creating dappled shade. A gentle slope leads down to an area of lawn and beyond a series of steps descends to the far margin of the garden which is marked by a high-level wall. A timber gate at the rear boundary opens to steps leading down to a pedestrian walkway. Residents' permits can be acquired for on-street parking on Campbell Road.

Location

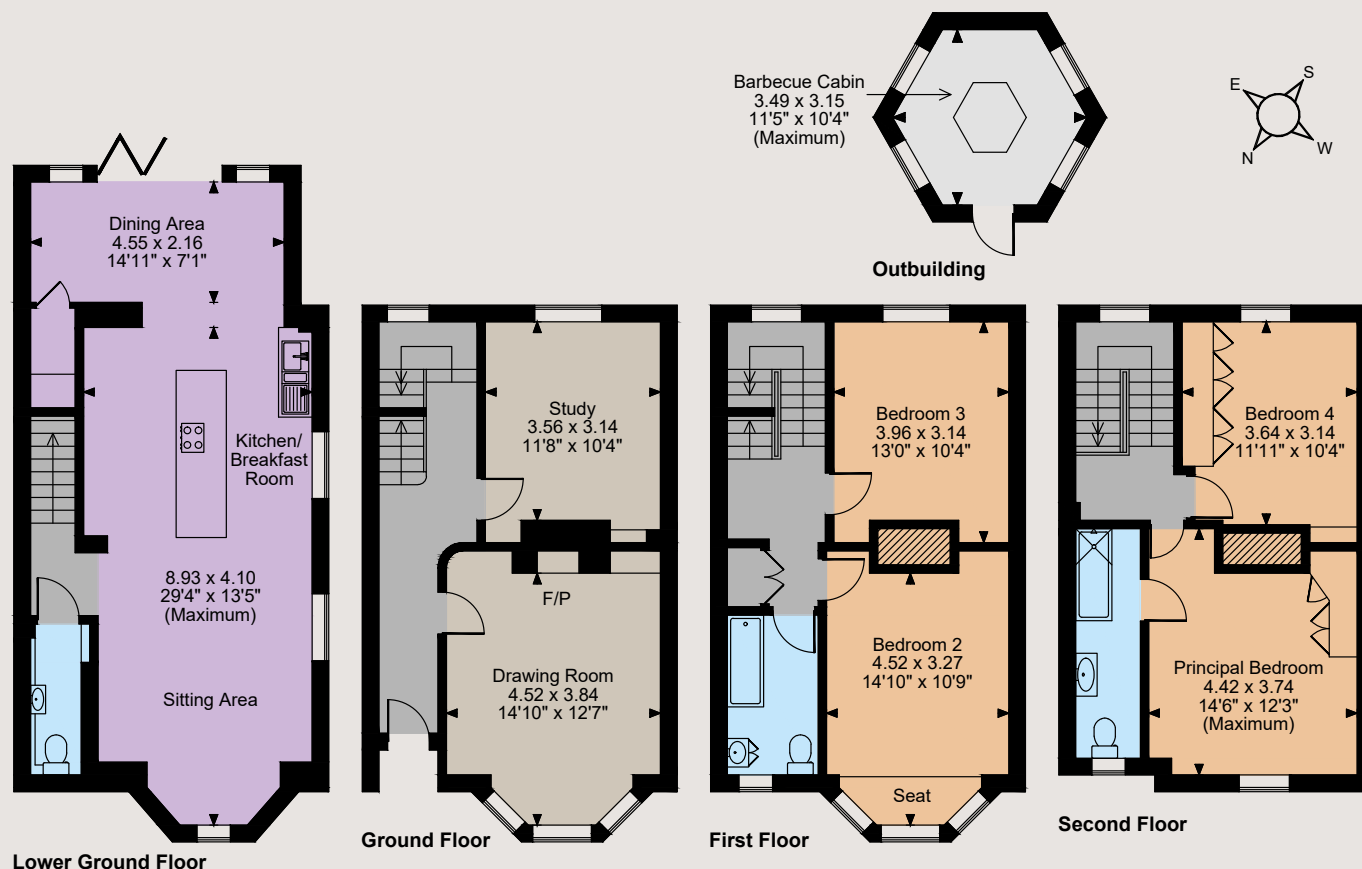
The property is situated on the northern side of the Cathedral City of Salisbury, within easy reach of an excellent range of amenities, including high street shops, supermarkets, restaurants and bars, along with a leisure centre, cinema and theatre. Well-regarded schooling includes Chafyn Grove, the Cathedral School, Bishop Wordsworth and South Wilts Grammar schools. Leehurst school also lies on Campbell Road. Salisbury has a main line railway station and offers a direct train service to London Waterloo and the West Country and the A303 provides access to the southwest and to London via the M3.

The surrounding Wiltshire countryside offers large unspoiled areas, ideal for walking and riding, with fishing on the River Avon and other nearby chalk streams.





Floorplans
House internal area 1,923 sq ft (179 sq m)
For identification purposes only.



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

From Strutt & Parker's Salisbury office, turn left and then left again onto Guildler Lane/ Greencroft Street. At the T-junction, turn right onto Bourne Hill and continue along Estcourt Road. After the left-hand bend, take the right turn to join St Mark's Road and take the 2nd exit from the roundabout onto St Mark's Avenue. The 1st turn on the left is Campbell Road where the property will be found on the left.

General

Local Authority: Wiltshire Council
Services: Mains electricity, gas, water & drainage.
Council Tax: Band E
Tenure: Freehold
Guide Price: £745,000

Salisbury

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