



7 Elm Grove Road

Salisbury, Wiltshire

STRUTT
& PARKER

BNP PARIBAS GROUP

An imposing, detached seven bedroom period property located on the eastern fringes of the city centre

A handsome red brick period family home offering generously-proportioned accommodation, sensitively combining quality fixtures and fittings with features including sash glazing, high ceilings and original plasterwork and fireplaces. It is in one of the city's most desirable locations, near to its extensive amenities, the road network and mainline station.



3 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



4452 SQ FT



**GUIDE PRICE
£1,395,000**

The property

7 Elm Grove Road is a substantial, detached red brick period family home, consisting of over 4,452 sq ft of light-filled, flexible accommodation arranged predominantly over three floors. Extensively overhauled and updated by our clients, the house provides an elegant and practical family and entertaining environment, sensitively combining modern amenities with sash glazing, generously-proportioned rooms, high ceilings and original plasterwork and fireplaces.

The accommodation flows from a through reception hall with original tessellated tiled flooring, original stained-glazed doors and fitted utility and boot rooms, the former with a walk-in pantry and the latter with an en suite cloakroom. There is a sitting room with an ornate fireplace and woodburning stove and a parquet-floored drawing room with a large bay window overlooking the garden, a panelled ceiling and open fireplace. The ground floor accommodation is completed by a painted wooden floored kitchen/dining room. The kitchen has a range of bespoke wall

and base units, a large central island with breakfast bar, marble worktops, integrated appliances, an open fireplace, access to the utility room, sky lanterns and French doors to the terrace. The dining area has a large bay window and feature fireplace. The property also benefits from generous cellarage, accessible via a concealed staircase in the reception hall and suitable for a variety of uses.

On the first floor, the principal bedroom features wooden flooring, a large bay window, a dressing room and an en suite bathroom with fireplace, freestanding copper bath and separate shower. There are three further double bedrooms, one with a bay window and window seating plus an en suite shower room, and all three with feature fireplaces. A family bathroom with bathtub and separate shower, together with a neighbouring cloakroom, completes the accommodation on this level.

On the second floor are three double bedrooms, two with feature fireplaces, and a large, panelled family bathroom with bath and separate shower.







Outside

The property is approached from Kelsey Road through twin pillars with stone ball pillar tops over a gravelled area providing private parking and giving access to the detached garage. The city also offers on-street resident parking permits (subject to qualifying criteria).

The part-walled garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds. It has pleached hornbeams and fencing, incorporating a pedestrian gate to Elm Grove Road together with a spacious paved terrace edged with hydrangeas and lavender, with a hot tub area, ideal for entertaining and al fresco dining. There is a further deep flower bed, filled with roses and perennials.

Location

The property sits in an elevated Conservation Area on the eastern fringes of Salisbury city centre. The city provides independent and high street stores, shopping centres, cafes, restaurants, a twice-weekly market, cinemas, a theatre and art galleries. The house is well

placed for schooling, being within walking distance of several well thought of educational options, along with the grammar schools.

Adjoining the Cranborne Chase National Landscape, the area is renowned for its field sports, including racing at Salisbury, Wincanton and Newbury, golf at South Wilts, High Post and Hamptworth and watersports on the south coast.

Transportation links are excellent: the A30 and A36 link to major regional centres, London, the West Country and the motorway network, Salisbury station (1.7 miles) offers regular mainline services to London Waterloo, and Southampton, Bouremouth and Bristol Airports connect to national and international destinations.



Distances

- Salisbury 0.8 miles
- Fordingbridge 11.6 miles
- Tisbury 14.9 miles
- Shaftesbury 22.6 miles
- Blandford Forum 24 miles

Nearby Stations

- Salisbury

Key Locations

- Salisbury (historic cathedral city)
- New Forest National Park
- Cranborne Chase National Landscape
- Southampton (university city)

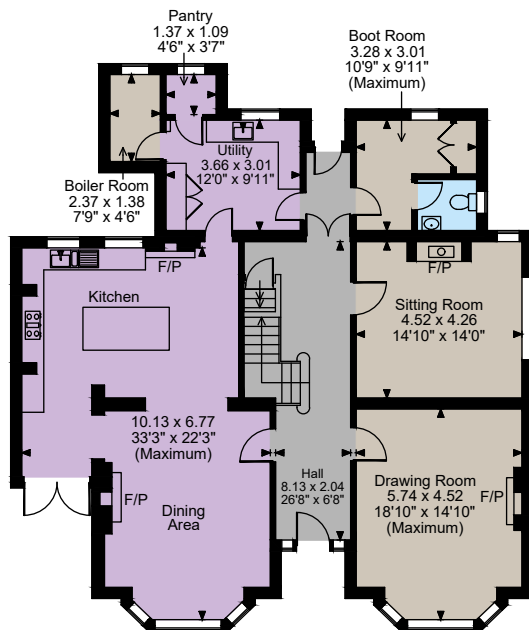
Nearby Schools

- St. Andrews School, Laverstock
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chaffyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School

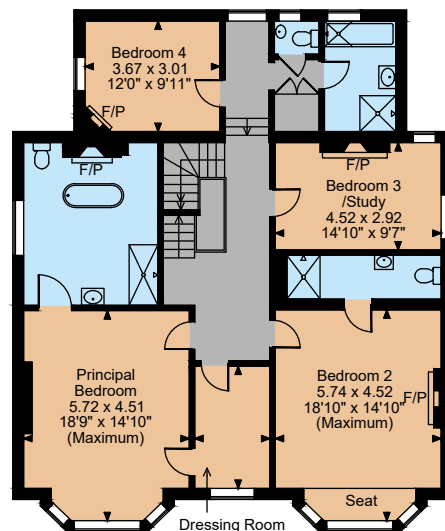




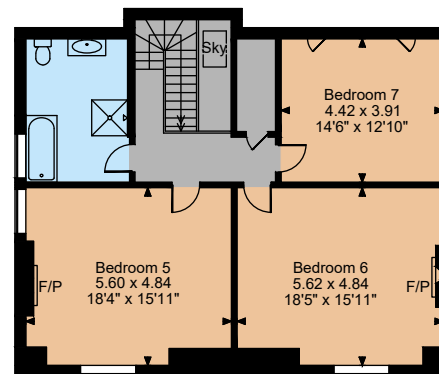




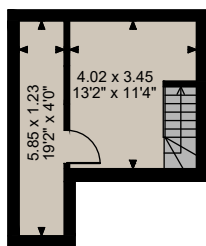
Ground Floor



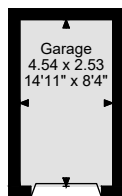
First Floor



Second Floor



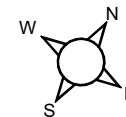
Cellar



Garage
4.54 x 2.53
14'11" x 8'4"

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

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Floorplans

Main House internal area 4,452 sq ft (414 sq m)

Garage internal area 124 sq ft (11 sq m)

Total internal area 4,576 sq ft (425 sq m)

For identification purposes only.

Directions

SP1 1JW

what3words: ///exist.snacks.trim

General

Local Authority: Wiltshire Council

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

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

Council Tax: Band G

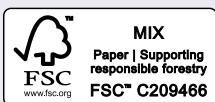
EPC Rating: D

Salisbury

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