

The Crest, Elm Grove Road
Salisbury



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A stylishly appointed detached family home with contemporary fittings and delightful, sunny gardens, in a sought-after Salisbury residential setting

The Crest is a highly attractive detached Arts and Crafts house with four double bedrooms. Our clients have maintained and enhanced it significantly over the years and as such, it is beautifully appointed throughout. Set in a desirable and well-connected residential area, close to Salisbury city centre, the property features elevations of brick hung tiles and exposed timber framing, while inside there is elegant, understated décor and high-quality modern fittings throughout.

Reception rooms include the south-facing sitting room at the front of the house, which features a fireplace fitted with a logburner, as well as a bay window with French doors opening to the beautifully landscaped gardens. There is also a private office for home working, while further reception rooms are arranged in a semi open-plan layout, including the dining room and the family room, with its exposed timber framing, skylights overhead and bi-folds opening to the gardens. The open layout also extends to the kitchen. This is truly the heart of the house with contemporary shaker-style units, a central island with a breakfast bar and integrated appliances by Neff. Beyond this is a useful utility room with a door opening to a courtyard garden. A welcoming entrance hall and cloakroom complete the ground floor.

Upstairs you will find four well-presented double bedrooms with clean, neutral styling and décor. These include the generous principal bedroom, overlooking the south-facing gardens and featuring built-in storage and an en suite shower room. One further bedroom is en suite, while the first floor also has a family bathroom with an over-bath shower. There is access to a large loft space, with a pull down ladder.

Outside, gated access leads to a gravel parking area and the stunning landscaped gardens, which have paved pathways and terracing, gravel beds with various flowering perennials and a central area of well-maintained lawn. The gardens also include a safari-style gazebo and a storage shed with provision for off-street parking. To the rear there is further access via Kelsey Road, to a walled courtyard garden, a detached garage and a brick-built store.

**2,251 sq ft (209 sq m) | Freehold
4 reception rooms | 4 bedrooms | 3 bathrooms
Off street parking | Garden | City centre location**

Guide price £975,000

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.

Postcode region: SP1

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage

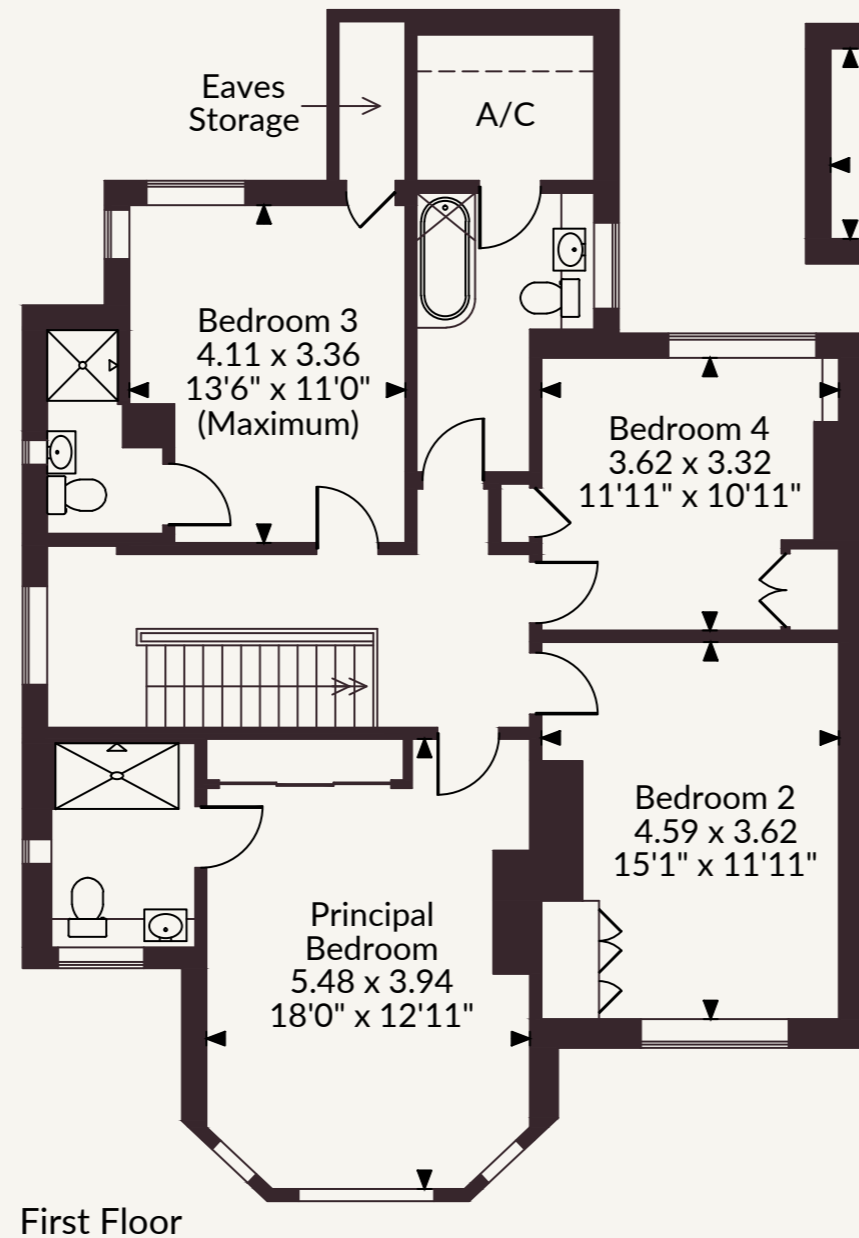
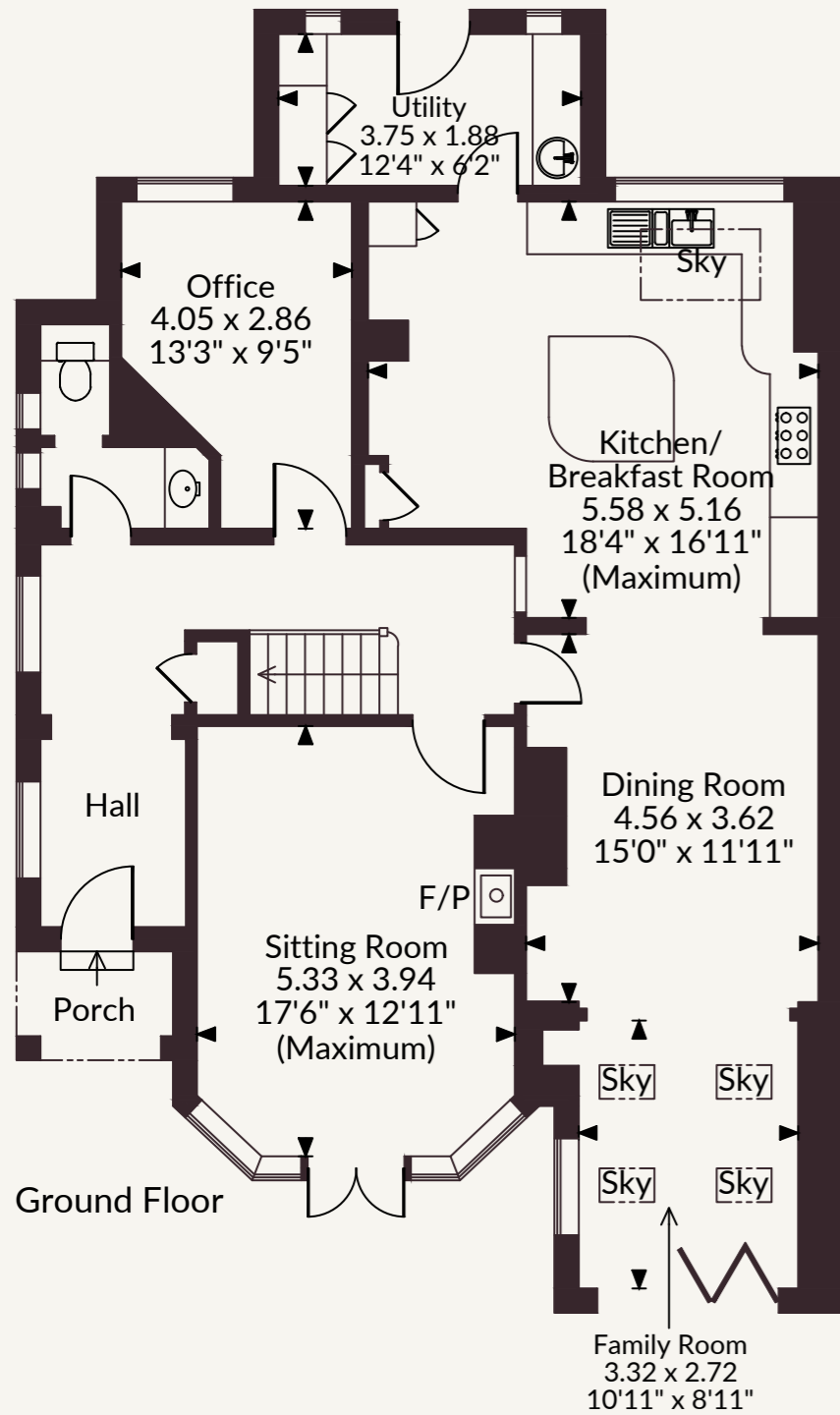
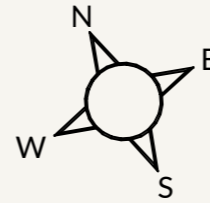
Council Tax: Band G

EPC Rating: C

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

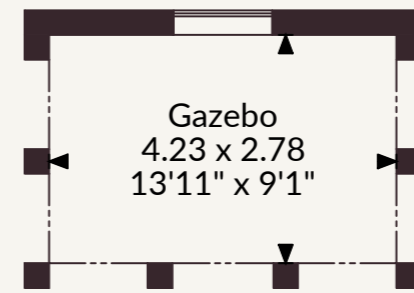
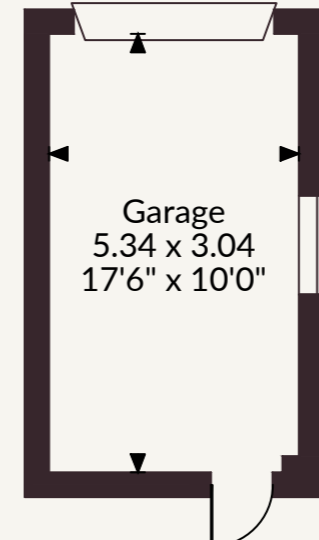


The Crest, Elm Grove Road, Salisbury
 Main House internal area 2,285 sq ft (212 sq m)
 Garage internal area 174 sq ft (16 sq m)
 Stores and Gazebo internal area 207 sq ft (19 sq m)
 Total internal area 2,666 sq ft (248 sq m)



Garden Shed
 2.32 x 1.71
 7'7" x 5'7"

Brick Store
 2.17 x 1.59
 7'1" x 5'3"



Salisbury

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

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