



38 Harcourt Terrace, Salisbury, Wiltshire

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38 Harcourt Terrace, Salisbury, Wiltshire SP2 7SA

A fine period townhouse retaining many original features and enjoying a sought-after city centre location

Salisbury city centre 0.4 miles, Salisbury mainline station 0.4 miles (90 mins to London Waterloo), M27 (Jct 2) 16.0 miles, Southampton 23.5 miles, Bournemouth 27.5 miles, Bath 39.3 miles

Entrance vestibule | Hallway | Sitting room
Dining room | Kitchen | Utility room | 4 Double bedrooms, one en-suite | Study | Family bathroom | Cloakroom | Cellar/Games room
Garden
EPC Rating E

The property

38 Harcourt Terrace is a splendid period terraced house with accommodation arranged over three floors. It includes a wealth of elegant period features including high ceilings, impressive stained glass windows, original fireplaces and large sash windows.

The ground floor has a welcoming entrance hall and two comfortable reception rooms of equal proportions, with the sitting room and dining room both enjoying attractive original fireplaces. The dining room including French doors opening to the rear garden.

The kitchen, situated at the rear of the house, has plenty of storage with fitted units to base and wall level, as well as integrated appliances and space for a breakfast table. The windows overlook the generous courtyard garden.

On the first floor there are two double bedrooms, both of which have built-in storage with one including its own corner shower

unit. The first floor also has a study, a family bathroom with a separate WC, while the second floor has a further two double bedrooms, one of which has an en-suite bathroom.

Outside

At the front of the property there is a paved driveway with parking for one/two vehicles. A pathway leads to the entrance vestibule and is bordered with various established plants and shrubs.

The rear garden is sheltered and low maintenance and includes an area of patio, raised flower and shrub borders and a shed for storage. The utility is also accessed from here.

There is rear pedestrian access via a gated entrance, which joins to a pathway off South Street.

Location

The property is situated in a very convenient, yet quiet, location, just moments from Salisbury's bustling market square, which enjoys a twice weekly market. There is also level access to the mainline railway station.

With its historic centre and famous cathedral, Salisbury is a delightful city with a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants. The property is also well situated for access to Queen Elizabeth Gardens, Harnham Water Meadows and the Cathedral Close.

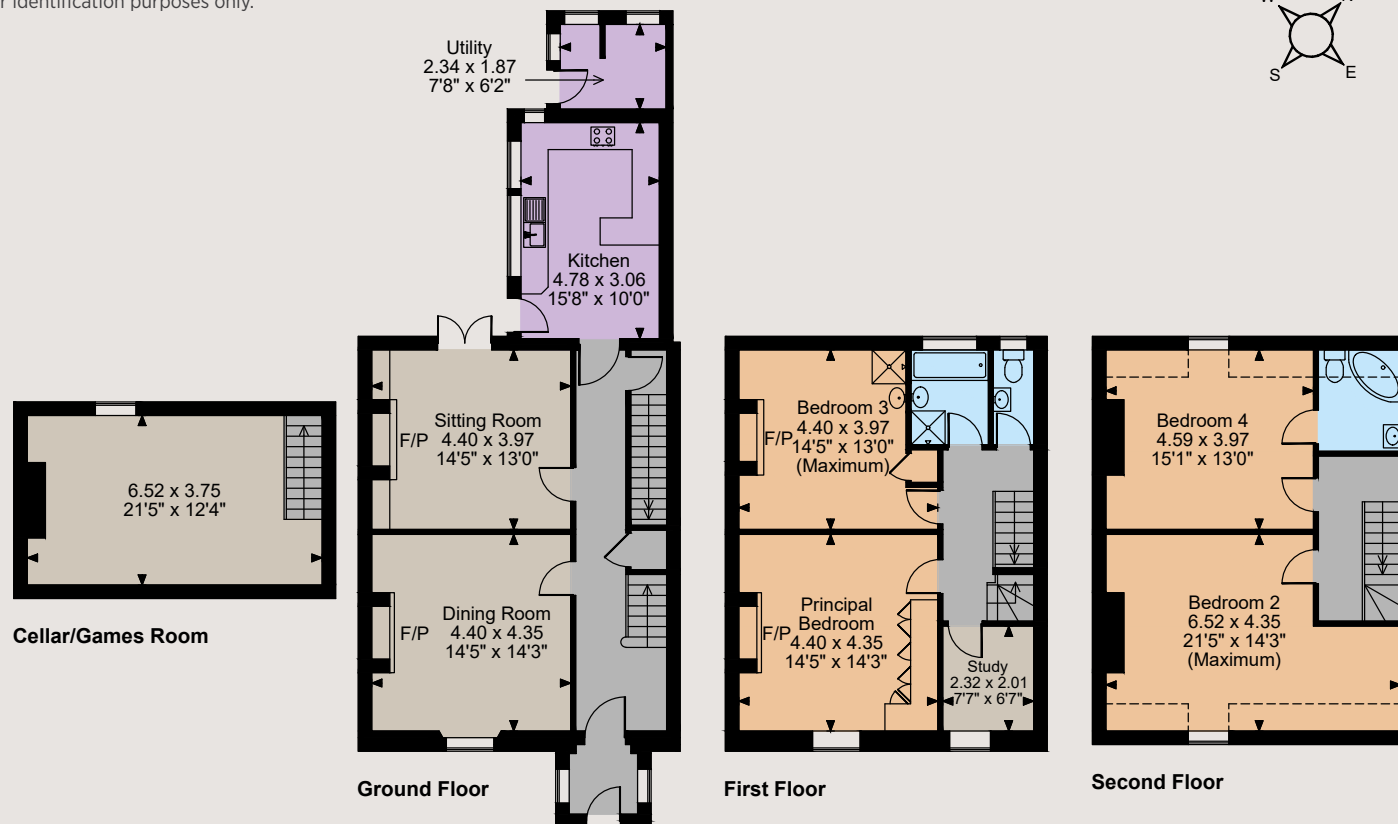
The area offers several outstanding primary schools, plus the renowned Bishop Wordsworth's and South Wilts grammar schools, for boys and girls respectively. Independent schools include Salisbury Cathedral School, Chafyn Grove, Godolphin School and Leehurst Swan.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes. The M27 (junction 2) is 16 miles away. Airports can be found at both Bournemouth and Southampton.





38 Harcourt Terrace, Salisbury
House internal area 2,134 sq ft (198 sq m)
Utility internal area 47 sq ft (4 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

Heading towards Salisbury's train station via New Street, cross over the river onto Crane Bridge Road. Take the second exit at the roundabout onto Harcourt Terrace and you will find the property on the right, just after the junction with South Street.

General

Local Authority: Wiltshire Council - 0300 456 0100

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

Council Tax: Band F

Tenure: Freehold

Guide Price: £795,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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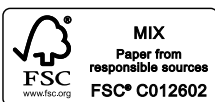
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