



Sarum House, Old Castle Road, Salisbury, Wiltshire

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Sarum House, Old Castle Road, Salisbury, Wiltshire SP1 3SF

A well-presented detached house with annexe, set in landscaped gardens and with views to historic Old Sarum and across the Avon Valley

Salisbury mainline station 1.8 miles (London Waterloo 90 mins), A303 6.4 miles, M27 (Junction 2) 17.2 miles, Southampton Airport 25 miles, Bath 39.5 miles

Reception hall | Drawing room | Dining/family room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | 1-Bed annexe | Shed | Bike shed
Off-road parking | Garden | EPC Rating: C

The property

Sarum House offers over 2300 sq. ft of light, airy and well-proportioned accommodation, with the adjoining annexe adding an additional 454 sq. ft and providing versatility and a host of inspiring options. From the entrance vestibule double doors open to the generous reception hall. The neutral décor throughout provides a sense of calm with an elegant drawing room extending into a bay alcove and offering seating centred around a fireplace. French doors provide a link to a paved terrace and this pleasant outdoor setting is also accessible via two sets of doors from the adjacent dining/family room. This additional reception area features exposed beams and an attractive fireplace, providing the perfect space to host family and friends. The kitchen is fitted with modern cabinetry, integrated appliances and stone worksurfaces and has an arched aperture leading to a breakfast area. There is also a useful utility area. Passing the arched feature window, the staircase rises to the first floor accommodation which

comprises three bedrooms and a well-appointed family bathroom. The principal room offers a dressing area fitted with extensive wardrobes and access to a stylish en suite shower room.

The annexe accommodation provides a sitting room, kitchen, bedroom with dressing room, and a shower room.

Outside

With an impressive outlook across the valley and to Old Sarum, an iron Age hill fort once the site of the original Cathedral, the property occupies an elevated position with thoughtful landscape design accommodating the inclines of the plot. At the front, terraced planting are filled with colourful, scented and floral shrubs and perennial plants with walkways and steps offering a journey through the garden. A paved terrace with low-level edging adjoins the house offering opportunities for outdoor dining and relaxing with the sound of the breeze through the bamboo planting. To the rear, a retaining wall is topped by a lawned garden, which is framed by planted borders, and a series of steps leads up to a pathway offering a route to the timber shed in the far corner. Curved high-level brick walls mark the entrance from the lane to the driveway which extends to the rear providing parking for several vehicles.

Location

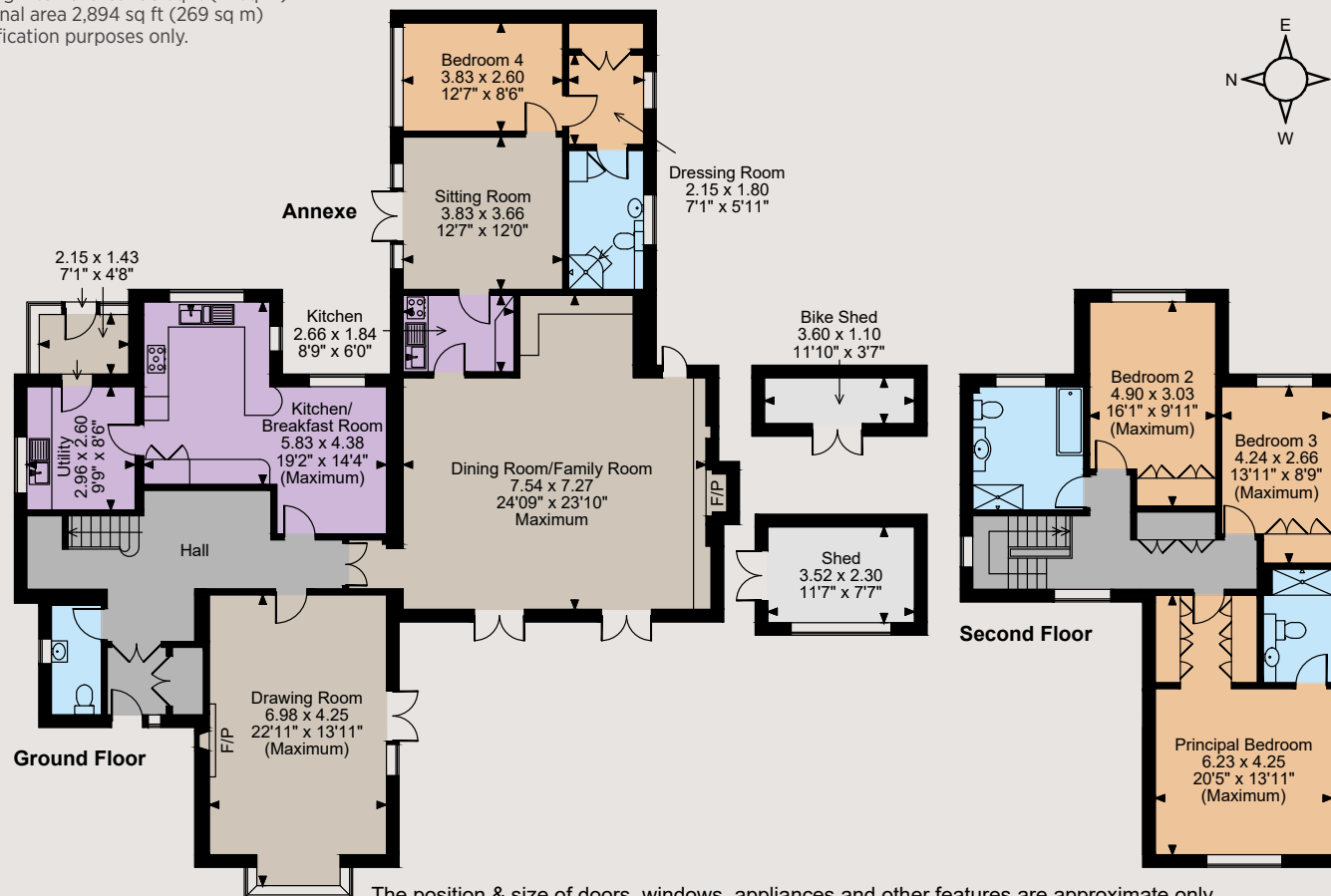
The property is situated on the northern fringes of the Cathedral City of Salisbury, within easy reach of an excellent range of amenities, including high-street shops, supermarkets, restaurants and bars, along with a leisure centre, cinema and theatre. Well-regarded schooling locally includes Chafyn Grove, Cathedral School, Leehurst Swan and Godolphin along with Bishop Wordsworth and South Wilts Grammar schools. 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.





Floorplan

House internal area 2,310 sq ft (215 sq m)
Annexe internal area 454 sq ft (42 sq m)
Outbuilding internal area 130 sq ft (12 sq m)
Total internal area 2,894 sq ft (269 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 the A36, take the exit at Castle Roundabout to join the A345 Castle Road. Follow the road for approximately 1 mile and turn right onto Old Castle Road where the property will be found on the right.

General

Local Authority: Wiltshire Council - 0300 456 0100.

Services: Mains electricity, drainage, gas & water

Council Tax: Band G.

Tenure: Freehold

Guide Price: £775,000

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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