



*Plot 1 Belle Vue Court,
Belle Vue Road, Salisbury, Wiltshire, SP1 3YF*

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Beyond your expectations



Plot 1, Belle Vue Court, Belle Vue Road, Salisbury, Wiltshire, SP1 3YF

Open Plan Kitchen/Dining Area/
Sitting Room | Study | Utility Room |
Four Bedrooms | Two Bedrooms with
En-suites | Family Bathroom | Garden |
Double Garage | Further Off Road Parking |
Superb City Centre Location

Specification List

- High performance power coated aluminium windows and external doors with 10 year warranty.
- Cat 6 wiring, hard wired fire alarm.
- Insulated Italian porcelain flooring, Oak doors.
- Wired for surround sound in the kitchen, dining area, lounge and main bedroom areas.
- Brushed stainless steel balconies with satinized screens.
- Double garages with electric up and over Horman doors (plots 1 and 2)
- Exterior lighting with power points.
- Zinc roofs with Iroko timber panelled and 'Monocouche' fully coloured rendered elevations.

Description

A stunning contemporary detached residence, designed and finished to exacting standards providing an unrivalled combination of detail, design and technology.

Belle Vue Court has been created to provide the ultimate in luxury living and to be the quintessential city centre retreat, a great deal of thought and care has been lavished on the design and finish. The accommodation, which amounts to approximately 2,900 sq. ft, is beautifully arranged with vast windows and glazed doors providing an abundance of light throughout. The house offers ultimate seclusion, comfort and opulence, combined



with exceptional attention to the details of practical, contemporary family living.

The stylish front door opens onto a central lobby running the depth of the property, with a feature staircase providing access to the first floor. The eye is first drawn to a glorious wall of glass at the far end of the house which offers views to the walled courtyard garden beyond. The open plan ground floor living accommodation is deeply impressive. The kitchen, dining and living room have been carefully designed to allow natural light to flood the room, providing unrivalled flexibility, large enough for expansive entertaining while being easily zoned to provide more intimate and individual living areas. Naturally, there is a choice of formal as well as informal dining and seating areas. Much of the living/dining space opens onto a paved terrace with seamless dual aspect bi-fold doors spanning the rear elevation, there is a real sense of bringing the outside in. The kitchen is superbly appointed with granite work tops, high end integrated appliances and large centre island/ breakfast bar defining the kitchen area from the seating/ dining areas. Positioned behind the kitchen is the useful utility room with access to the garden and garage beyond. Completing the ground floor accommodation is the excellent study, stylish cloakroom and ample storage.

The first floor incorporates five bedrooms, four of which are generous doubles, two with en-suite shower rooms. The master suite is a truly exceptional room with floor to ceiling glass elevations and a balcony overlooking the City centre beyond. The second bedroom boasts a luxury en-suite shower room with the remaining bedrooms serviced by a sizeable, stylish family bathroom.

It is very rare that a home of this design, specification and location are available and we highly recommend a viewing of your next 'forever home'. The whole property leaves a wonderful long lasting impression.

Outside

Plot 1 is perfectly positioned on the northerly side of the development with the gardens found to the rear and side of the home. Outside there is a double garage with electric up and over Hormon doors. The gardens are designed with ease of maintenance in mind. A paved terrace wraps around the home with raised herbaceous and floral beds planted around the boundary, with a further lawned area to the side.




The homes orientation provides the optimum balance of sunshine and shade throughout the day and is the ideal outdoor entertaining area.

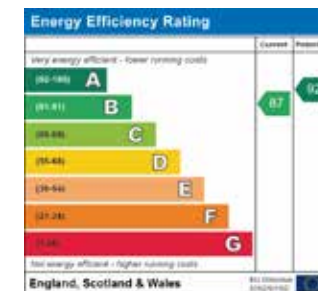
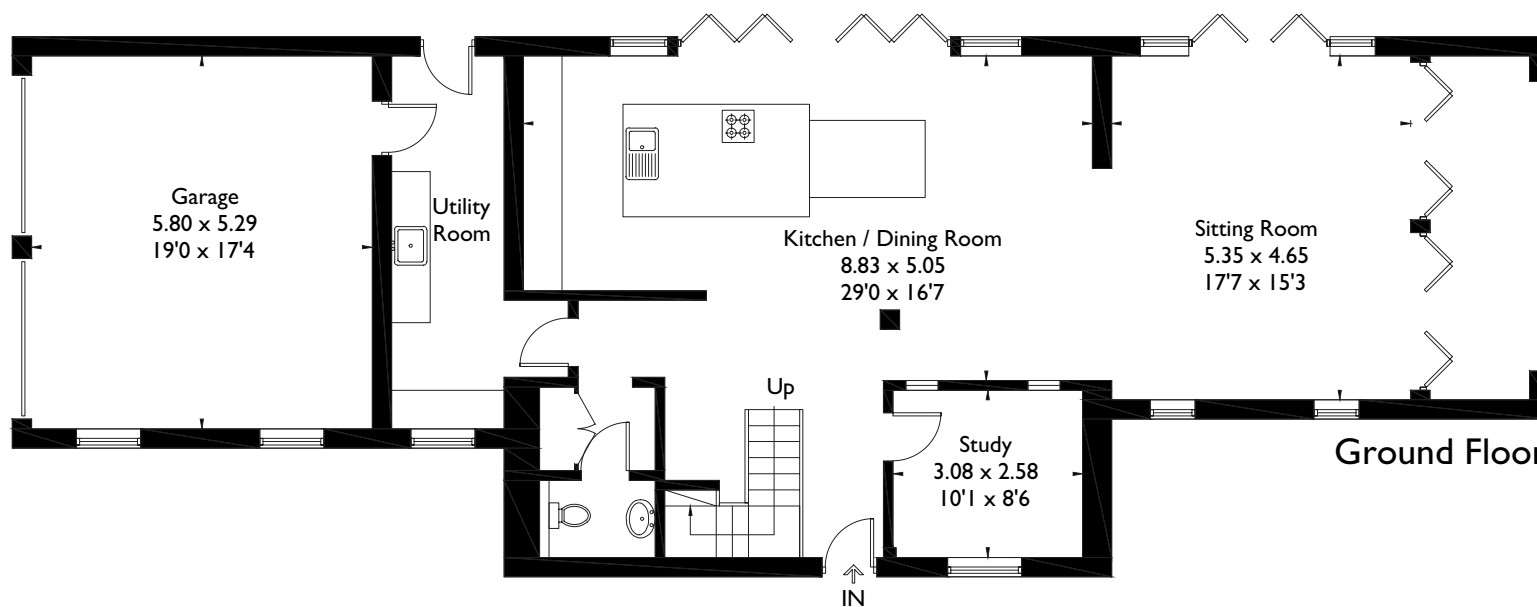
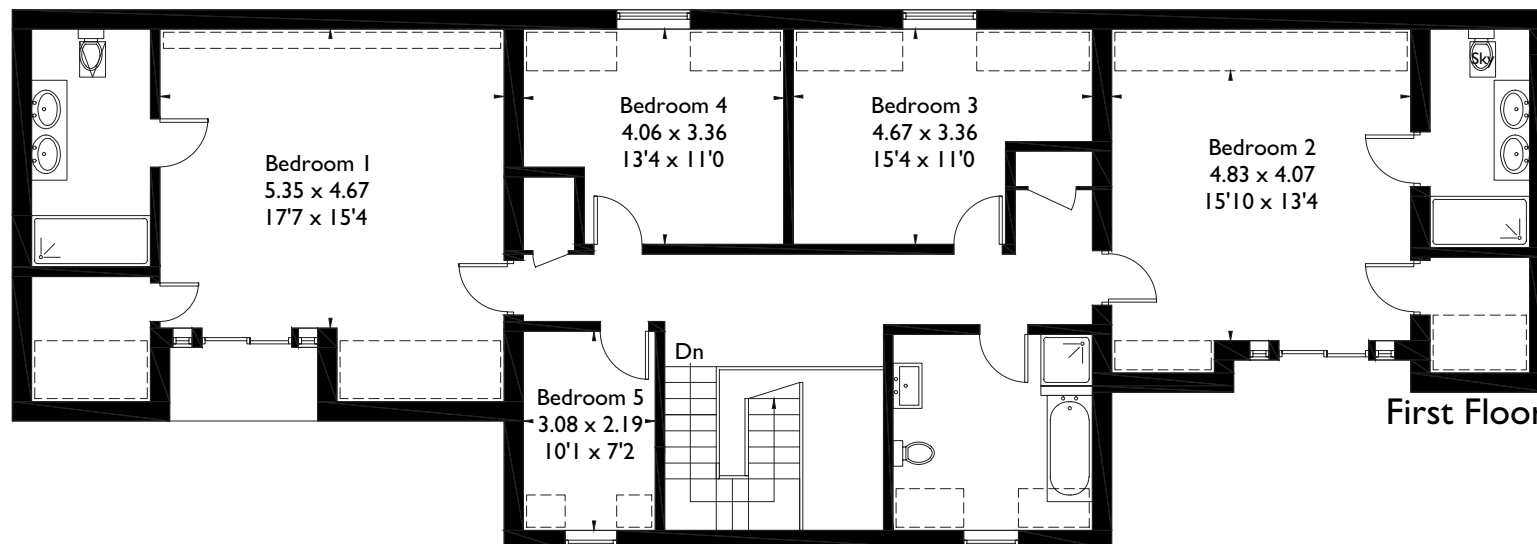
Situation

The property is a short walk from Salisbury city centre located within the Ring Road. Salisbury City Centre has regionally recognised retail, cultural and educational establishments as well as a range of award winning restaurants and bars. The property is within walking distance of these as well as being in a prime position to reach both Bishops & South Wiltshire Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School and Preparatory School. Salisbury train station offers direct links to London Waterloo in 83 minutes.

Approximate Gross Internal Area
283.7 sq m / 3053 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"





FOR CLARIFICATION For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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