



50 ST ANN STREET, SALISBURY, WILTSHIRE, SP1 2DX

**BAXTERS**  
PROPERTY & LAND AGENTS

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Situated on one of Salisbury city centre's most prestigious streets is a splendid opportunity to acquire this absolutely outstanding five bedroom Grade II Listed family home which is currently being refurbished. The architects who have found fame with numerous Grand Design homes have imagined scheme of over 4,600 sq. ft. which takes advantage of amazing spaces and dynamic use of light to create what will be one of the city centre's most talked about homes for years to come.

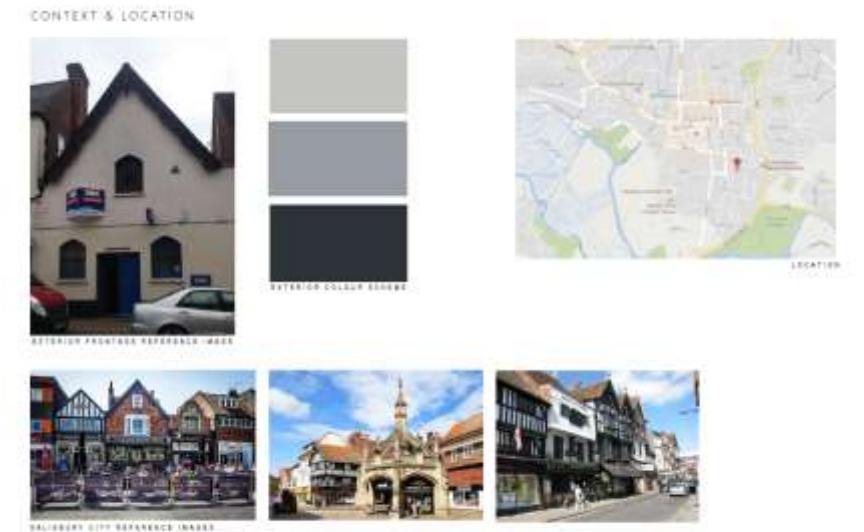
The property will enjoy a wealth of entertaining space including a 37 x 24 ft. living room and a fabulous large garden to the rear which is a rarity within the city. The property will further comprise a grand and inviting entrance lobby, boot room, large ground floor bedroom with en-suite, utility, a marvellous vaulted kitchen and a family room with bi-fold doors onto gardens. On the first floor is a stupendous 46 ft. master suite with dressing room and en-suite, along with three further bedrooms with two bathrooms. St Ann Street is only moments from the shops, bars and restaurants of the city.

The south facing rear gardens, which are of a good size for the city centre, will be landscaped to provide lawned areas and terracing leading from the principal rooms. The gardens and property also enjoy access onto the street without having to go through the house.

St Ann Street is one of Salisbury's most prestigious residential streets, with an eclectic mix of period properties, and is one of the city's prettiest street scenes as it leads to the iconic Cathedral Close. Within a level walk are most of Salisbury's excellent facilities - shopping, leisure, cultural and educational. Salisbury has a mainline station with trains to London's Waterloo (journey time approximately 86 minutes), as well as a twice weekly market. Good local schools are numerous and include Salisbury Cathedral School, Chafyn Grove, Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools. There is racing at Salisbury and Wincanton, golf at Highpost, South Wilts and Rushmore. Fishing on the River Avon and other nearby chalk streams. The countryside surrounding Salisbury offers large unspoiled areas, ideal for walking and riding. The A303 provides access to the south west and London via the M3.

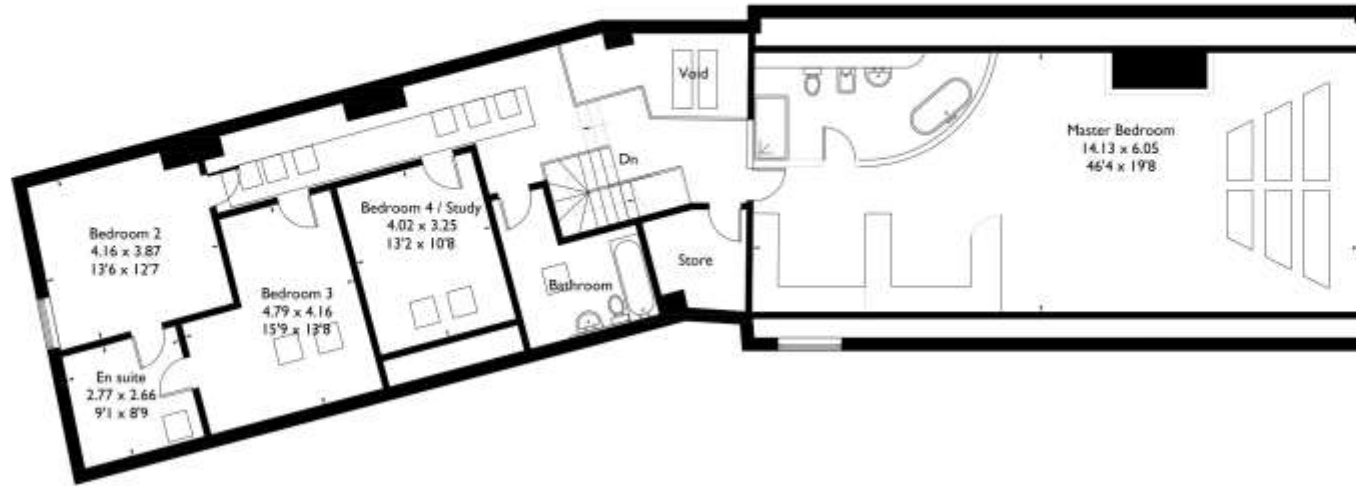
AGENTS NOTE: As the refurbishment is at an early stage, there may also be an opportunity for an individual to take on the project now and to carry out the refurbishment to their own design and cost. If this is of interest then please call to discuss.

PRICE GUIDE £1,250,000

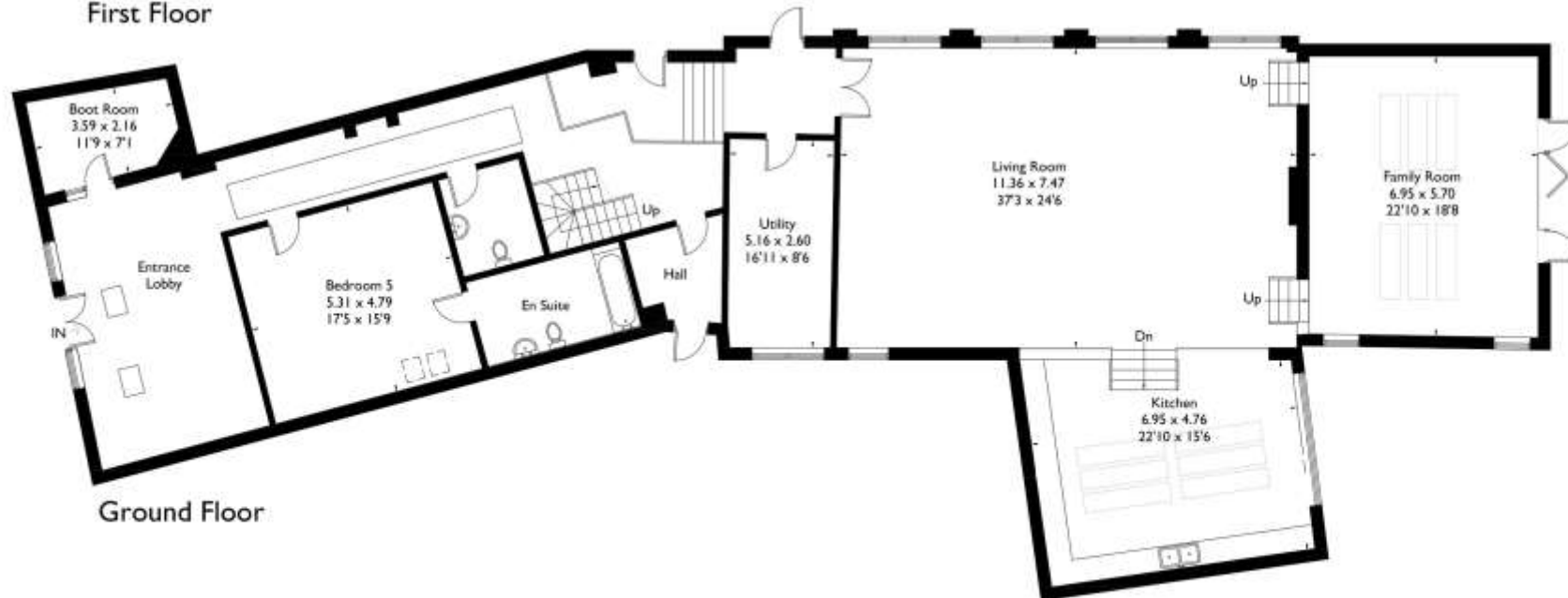




Approximate Gross Internal Area  
489.8 sq m / 5272 sq ft (Excludes Void)



First Floor



Ground Floor

Illustration for identification purposes only. Not to scale  
Ref: 202380

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Ref: 10456

