



YELLOW OUTLINE IS FOR IDENTIFICATION PURPOSES

PARK LANE, SALISBURY, WILTSHIRE, SP1 3NP



PARK LANE, SALISBURY, WILTSHIRE, SP1 3NP OFFERS INVITED

Park Court is a select mews development of only ten individually designed properties adjacent to Victoria Park, within walking distance (c.15minutes) of the city centre, **Salisbury's historic cathedral, railway station, leisure centre, Waitrose supermarket via a pleasant riverside walk, excellent schooling and a local general store.**

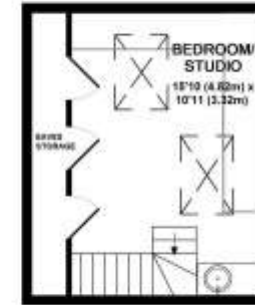
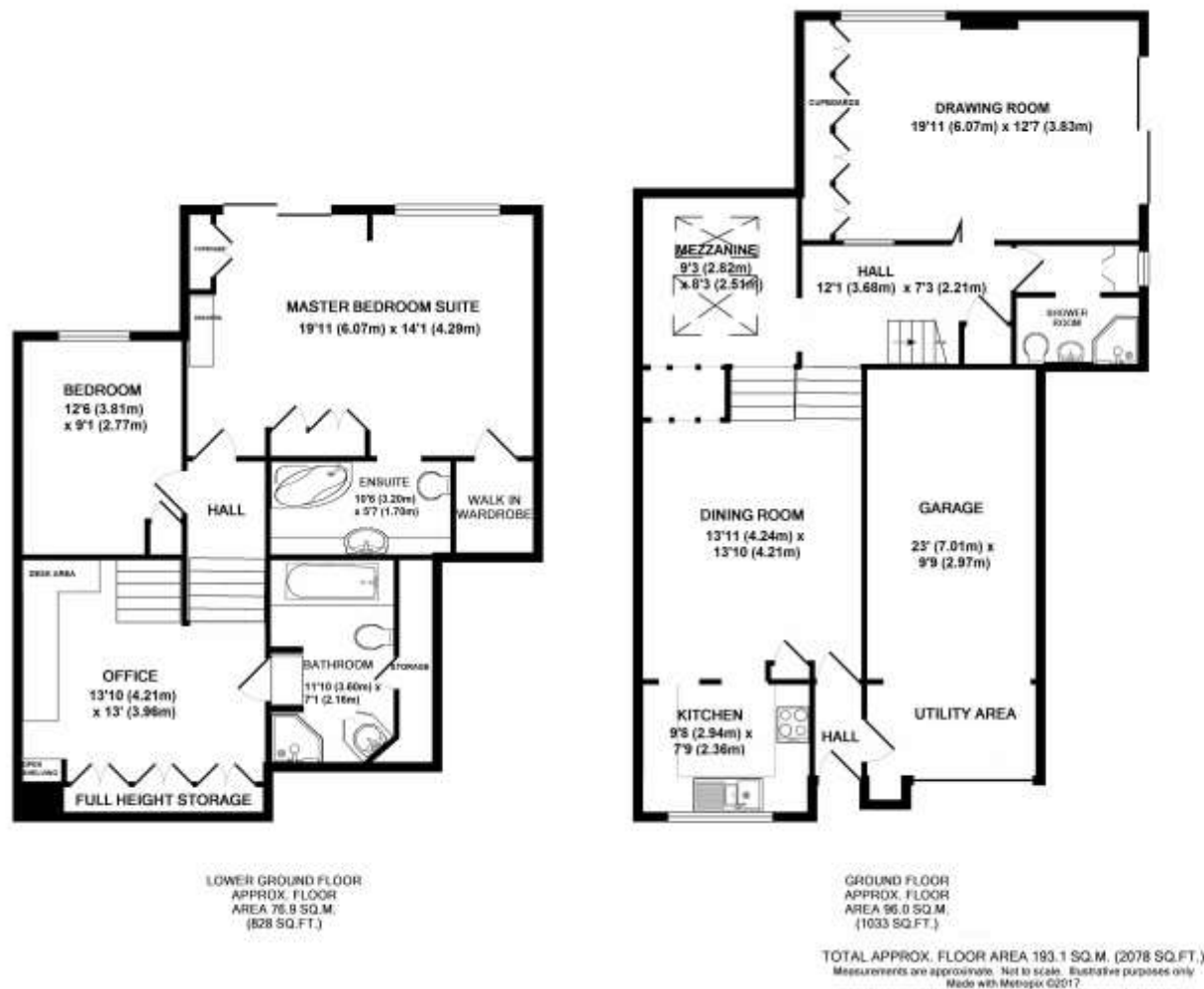
Offering in excess of 2000 sq. ft. of multi level space, (the majority with just six steps between floors) this unique and stylish home has been occupied by the present owner since construction.

Unassuming in appearance, this fine home presently offers five substantial reception rooms; the drawing room in particular has a full width picture window with sliding doors leading onto a secluded, sunny, landscaped garden. The master suite is of excellent proportion comprising a magnificent bedroom, dressing room, walk –in wardrobes and a luxurious ensuite – there is also access to the lower garden via glass sliding doors.

There is an excellent studio located on the top floor and impressive open plan mezzanine office on the middle floor. Both areas are fitted with an extensive range of high quality cabinetry. The accommodation in this extraordinary property is hugely flexible and could easily appeal to a variety of occupants. Central heating is provided by a mains gas fired combination boiler; the property is fully double glazed and there is a terrific amount of storage space in addition to a substantial integral garage. Externally there is a professionally designed and landscaped, private sunny garden offering a high degree of privacy and various sitting areas.

Park Lane is a private lane located on the north western edge of the cathedral city of Salisbury. Within a level walk are most of Salisbury's excellent facilities - shopping, leisure (including tennis courts immediately adjacent), 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 and 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.





STUDIO
APPROX. FLOOR AREA 20.2 SQ.M. (217 SQ.FT.)

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax band: Band E - £2,075.93 for year 2017/18. All mains services connected. Gas central heating via combination boiler to radiators.

DIRECTIONS: From the city centre proceed along Castle Street to the roundabout and continue straight across onto the A345 Castle Road signposted Amesbury. Proceed passing Butts Road on the left hand side taking the left hand turning at the traffic lights into Stratford Road, towards Stratford-sub-Castle. Continue passing South Wilts Girls School on the left. Park Lane can be found after a short distance on the right hand side. Park in Park Lane just before the entrance to Park Court.

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: 10466

