



1 Swaynes Close, Salisbury, Wiltshire, SP1 3AE

Offers In The Region Of £825,000
Freehold

A period family home, full of character, situated in a highly sought after location within the ring road and close to the city centre and mainline station, together with good garden, garage and parking.

Description

The property is situated in a highly sought after location within the ring road and close to the city centre and mainline station to Waterloo. The house dates from about 1880 and still retains most of its character features including fireplaces, high ceilings, feature arches, stripped doors and woodwork, tiled floors, deep skirting boards, ceiling cornices and picture rails. There is a good view of the cathedral from the first floor. To the rear is a good sized and part walled garden leading to the garage and parking. Gas central heating has been installed and the windows are double glazed. A further benefit are the solar panels and batteries for electricity storage.

Entrance hall

Solid wood front door with stained glass panel above, period tiled floor, ornate staircase to first floor with storage cupboards below.

Sitting room

Marbled fireplace with stone hearth and multifuel stove, bay window to front elevation.

Study

Bay window to side elevation, fireplace with stone hearth.

Cloakroom/Utility

Wc and hand basin, work surface with cupboard below and plumbing and space for washing machine. Tiled floor.

Dining room

Exposed floorboards, period bell system, ornamental fireplace with cupboard to side.

Kitchen

Double aspect room with door to garden. Work surfaces with base and wall mounted cupboards and drawers, built in double oven, electric hob with extractor fan over, one and a half bowl sink unit, space for dishwasher and fridge/freezer, tiled floor with underfloor electric heating.

Stairs to first floor - landing

Stairs to second floor.

Bedroom one

Bay window to side elevation.

En-suite shower room

Shower cubicle with thermostatic mixer shower, wc and hand basin. Part tiled walls, heated towel rail, tiled floor.

Bedroom two

Bay window to side elevation, cathedral views.

Bathroom

Panel bath with shower attachments and glass screen, wc and hand basin. Heated towel rail, extractor fan, part tiled walls.

Bedroom four

Windows to side elevation onto Wyndham Road.

Bedroom five

Cathedral views.

Stairs to second floor - landing

Bedroom three

Doors to eaves storage.

Shower room

Glass fronted cubicle with thermostatic mixer shower, low level wc and hand basin. Part tiled walls, extractor fan, heated towel rail. Door to loft space housing gas fired boiler for heating and hot water.

Outside

The house is set behind brick walls with inset wrought iron panels. Gate leads to pathway to front door with hedging and flower beds. Further gate leads to the side area with vegetable beds and gate to Wyndham Road. The rear garden has been delightfully landscaped with raised stone borders, pergola, seating areas, shrubs, flower beds and climbing plants. Enclosed by rendered walling and timber fencing. 2 water taps.

Garage

Situated to the rear of the garden with up and over door, light and power. Pedestrian door to garden.

Services

Mains gas, water, electricity and drainage are connected to the property. Solar panels were fitted in 2014 and the 7.5kw battery setup in 2023.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

Directions

From our office proceed north and take the first turning on the right into Wyndham Road. The second turning on the right is Swaynes Close where No. 1 will be seen on the left hand side.

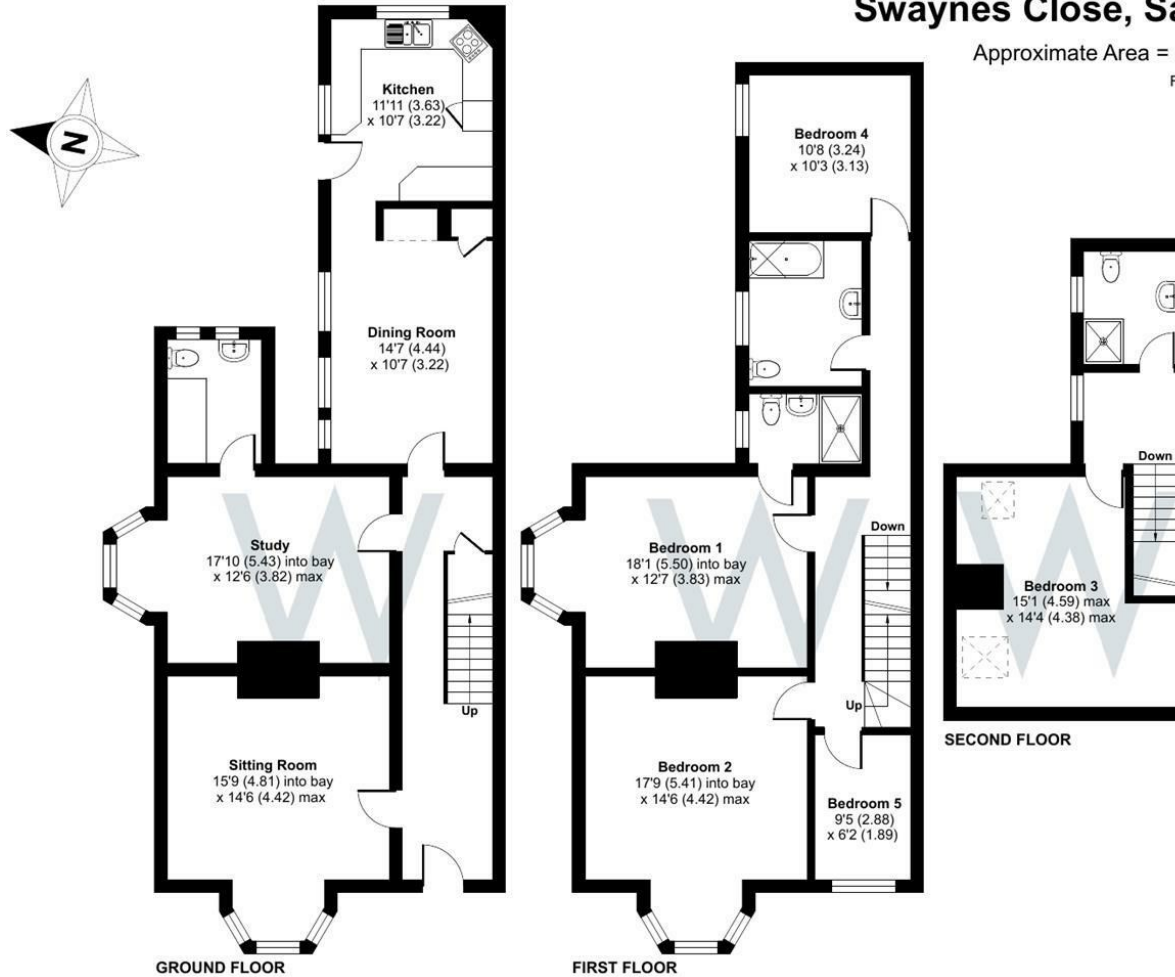
WHAT3WORDS

What3Words reference is: [///pitch.muddy.stays](https://www.what3words.com/pitch.muddy.stays)

Swaynes Close, Salisbury, SP1

Approximate Area = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for H W White Ltd. REF: 1229403



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	76
EU Directive 2002/91/EC		



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