

Myddelton&Major

20 Potters Way

SALISBURY





20 Potters Way, Laverstock Salisbury, Wiltshire, SP1 1PY

- Detached Family Home
- Flexible Accommodation
- Kitchen & Dining Room
- Spacious 21 ft Sitting Room
- Ground Floor Bedroom / Study
- Six Bedrooms on First Floor
- Three Bathrooms
- Large Rear Garden
- Off-Road Parking & Double Garage
- Attractive Cathedral View

Having been in the same ownership since it was built in the 1970's, 20 Potters Way provides phenomenal accommodation extending to circa. 3,000 ft², creating the perfect multi-generational or large family home. After serving it's purpose as a family home for a number of years the property has been more latterly used as a bed and breakfast, with now being time for the home to enter into a new chapter. There is potential for an incoming buyer to modernise the property, and it is felt that the property can be easily adapted to suit a variety of lifestyles with the well-proportioned accommodation also offering flexibility in how the property could be arranged and utilised.

The front door opens into a welcoming entrance hall, with built in storage and doors to all rooms on the ground accessible from here. The triple aspect sitting room is naturally well-lit with a comfortable atmosphere, and includes a gas fireplace and door through to the kitchen. The kitchen and dining room runs nearly the full width of the rear of the property at circa. 28ft, offering fantastic potential for updating to a well-appointed and open kitchen/dining room/family room with views out over the garden. Adjacent is a ground floor bedroom, excellent for use as a guest bedroom or a dependant relative, or alternative use as a study. Completing the ground floor accommodation is a utility room, guest W/C and the integral double garage.

On the first floor is a spacious galleried landing, six bedrooms and three bathrooms. The majority of the bedrooms are good-sized doubles, two of which with en-suites and one with a storage room. The two south facing bedrooms have far reaching views over Salisbury and of the infamous Cathedral spire.

A substantial detached family home, with seven bedrooms and three bathrooms. With a large garden, and stunning view of Salisbury Cathedral.

Tenure: Freehold

Size: 3,039 ft²

EPC Rating: D (65)

Council Tax Band: G



7



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3



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Services - All mains services connected, full fibre broadband is available.

Train Station 2.5 Miles



City Centre 2 Miles



Hospital 3 Miles



A303 Access 9 Miles



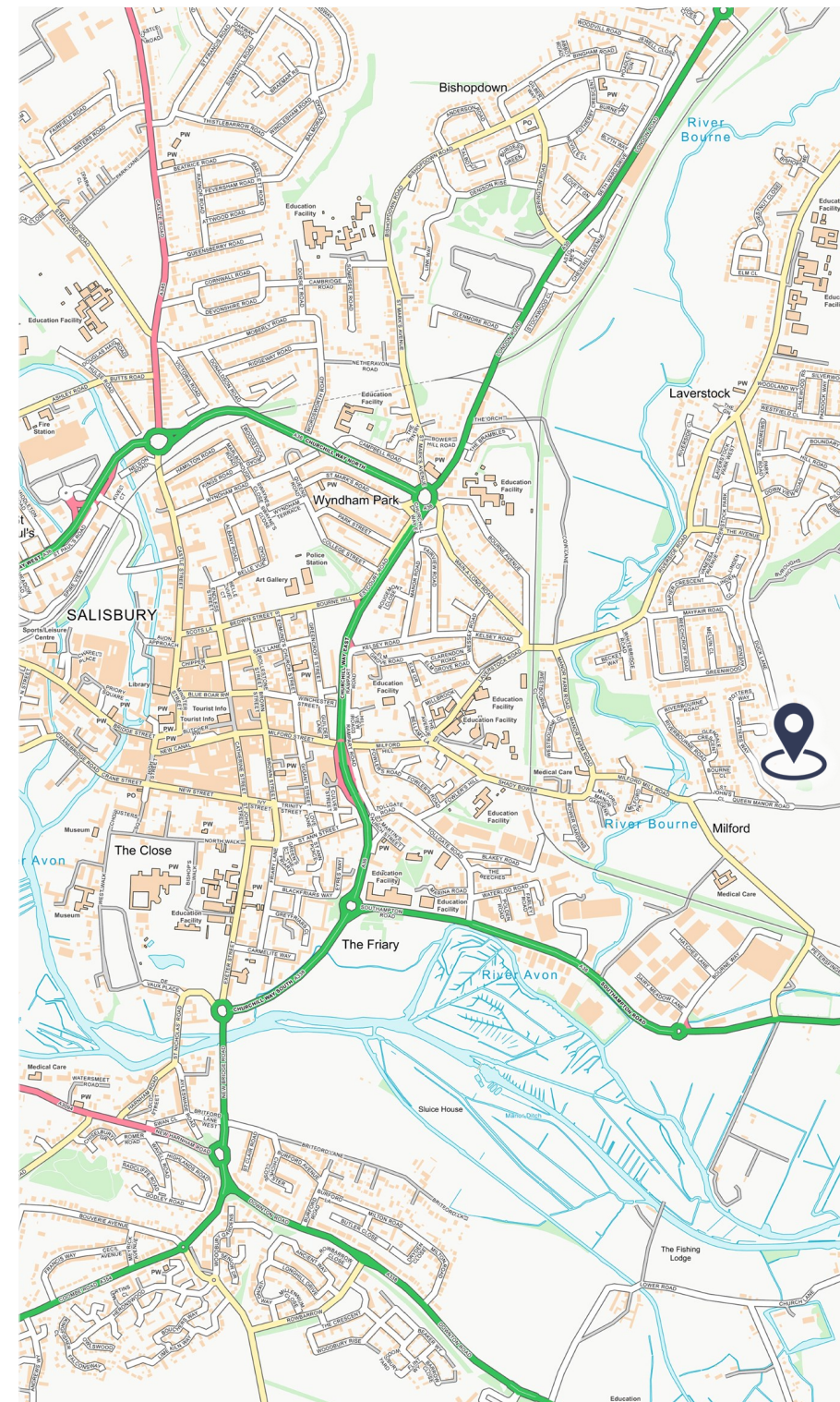
Outside

At the front of the property is a neatly manicured lawn, surrounded by well-stock flower beds adjacent to a large tarmac driveway, which provides off road parking for multiple vehicles and leads to the double garage. Immediately to the rear of the property steps lead to a raised terrace, perfect for al fresco dining, with the garden beyond mainly laid to lawn. The rear garden is wonderfully secluded and surrounded by mature hedging and trees.

Location

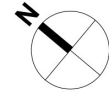
Potters Way is a peaceful, residential no-through in Laverstock, on the south eastern edge of the historic city of Salisbury. Over time Laverstock has merged to become a suburb of Salisbury and now offers many facilities including a primary school, three secondary schools, a public house, convenience store, social club and takeaways. Nearby are Laverstock Downs which provide good opportunities for walking and outdoor pursuits, along with a nursery and gym conveniently situated on the London Road, there is a regular bus service through Laverstock to the city centre.


Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

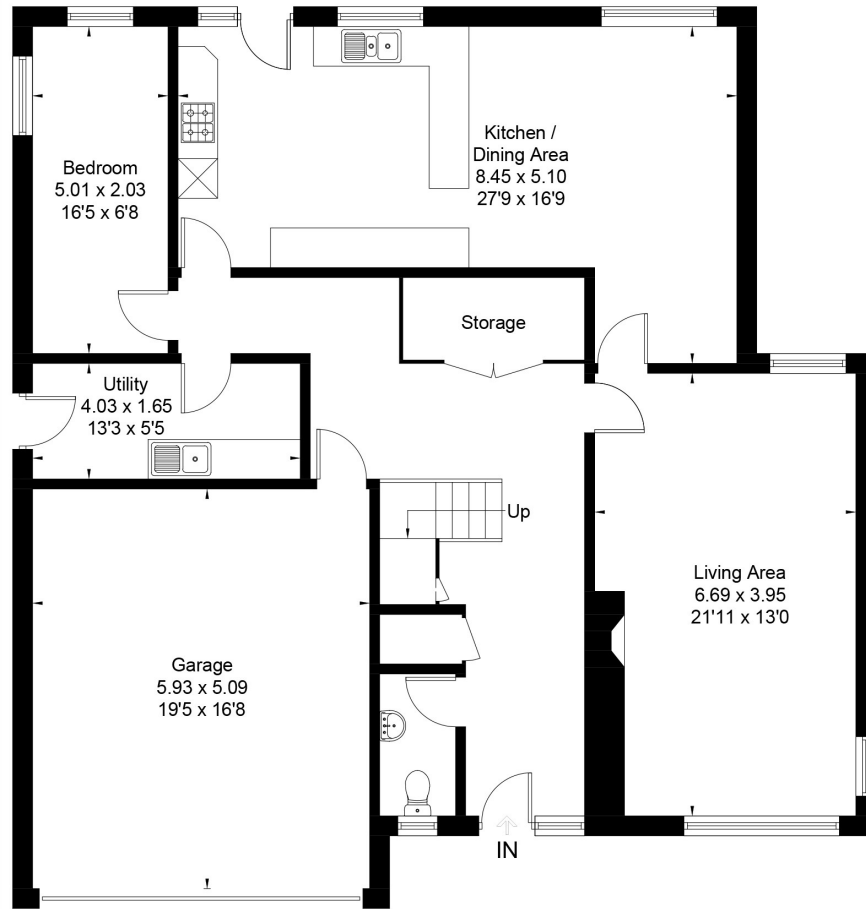




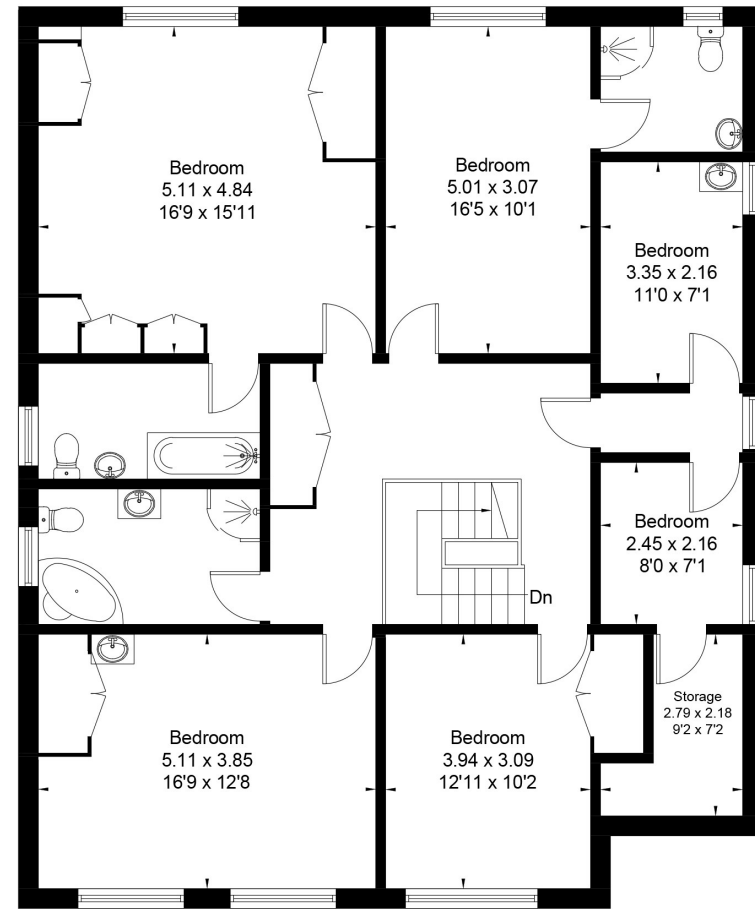
Approximate Area = 282.3 sq m / 3039 sq ft (Including Garage)
Including Limited Use Area (1.5 sq m / 16 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Disclaimer Notice

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