

Myddelton&Major

River House

SALISBURY





River House, 9 Hadrians Close Salisbury, Wiltshire, SP2 9NN

- 5 Bedrooms
- 3 Bathrooms
- Flexible Open Plan Living
- Walkable to the City
- Idyllic Private Rural Setting
- Riverside with Fishing Rights
- One Bedroom Annexe
- Off Road Parking
- Substantial Garaging
- Waterside Games Room

The Property

Set in an idyllic and private position on the banks of the river Nadder. River House is a wonderful and rarely available five bedroom contemporary home offering flexible living set over two storeys, perfectly set up for a fantastic waterside lifestyle.

The house is entered directly from the drive via a large hall which leads through to a wonderful open plan living space, featuring a well appointed kitchen, dining and seating area. A garden room has stunning protected views over the garden to the River Nadder and beyond. A door leads outside to a balcony/seating area. A useful utility room leads outside to a one bedroom annexe and the gardens beyond. Also situated on this floor are two large double bedrooms with a family bathroom. Stairs down lead to a large open sitting room with doors leading straight out to a terrace and the main gardens. There are three further bedrooms with two bathrooms (one ensuite). A large utility room and a second sitting room/bedroom completes the ground floor.

An outstanding contemporary, five bedroom home set in a private position on the banks of the river Nadder, with flexible, open plan living, extensive garaging and a one bedroom annexe.

Tenure: Freehold

Size: 3,188 ft²

EPC Rating: C (69)

Council Tax Band: G



5



4



3



6+

Train Station 1.3 Miles • Market Square 1.3 Miles • Wilton 2.1 Miles • A303 Access 10 Miles

Additional Notes

We strongly suggest that anyone interested in buying should investigate the possibility of multiple dwellings relief on the stamp duty.

Swimming Pool Planning Consent: Wiltshire Council: 20/09837/Full
22/9/2021









Outside

An automatic gate opens onto a block paved drive leading straight up to the house and a substantial parking area and garaging for 4+ cars. A one bedroom annexe is located next to the house and has a shower room and kitchenette, it is self contained and would work well as a potential 'Air BnB', stairs lead down to a gardeners WC and washroom below. The principal garden is south facing and laid mainly to lawn with a stunning wisteria clad walkway leading to the landing stage and River Nadder. The landing stage is approximately 30 metres long and a substantial timber outbuilding with electrics and water sits on a decked area perfectly situated to support waterside activities and entertaining. There is single bank fishing rights in place.

Planning consent is in place for an outdoor swimming pool, please ask for further details.

Location

Set within a peaceful riverside no-through road location on the western side of the city, within walking distance of the city. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a wide selection of both state and private schools in the area, including Salisbury Cathedral School, Chafyn Grove, Godolphin and Dauntseys, as well as Bishop Wordsworth and South Wilts Grammar Schools. Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station.




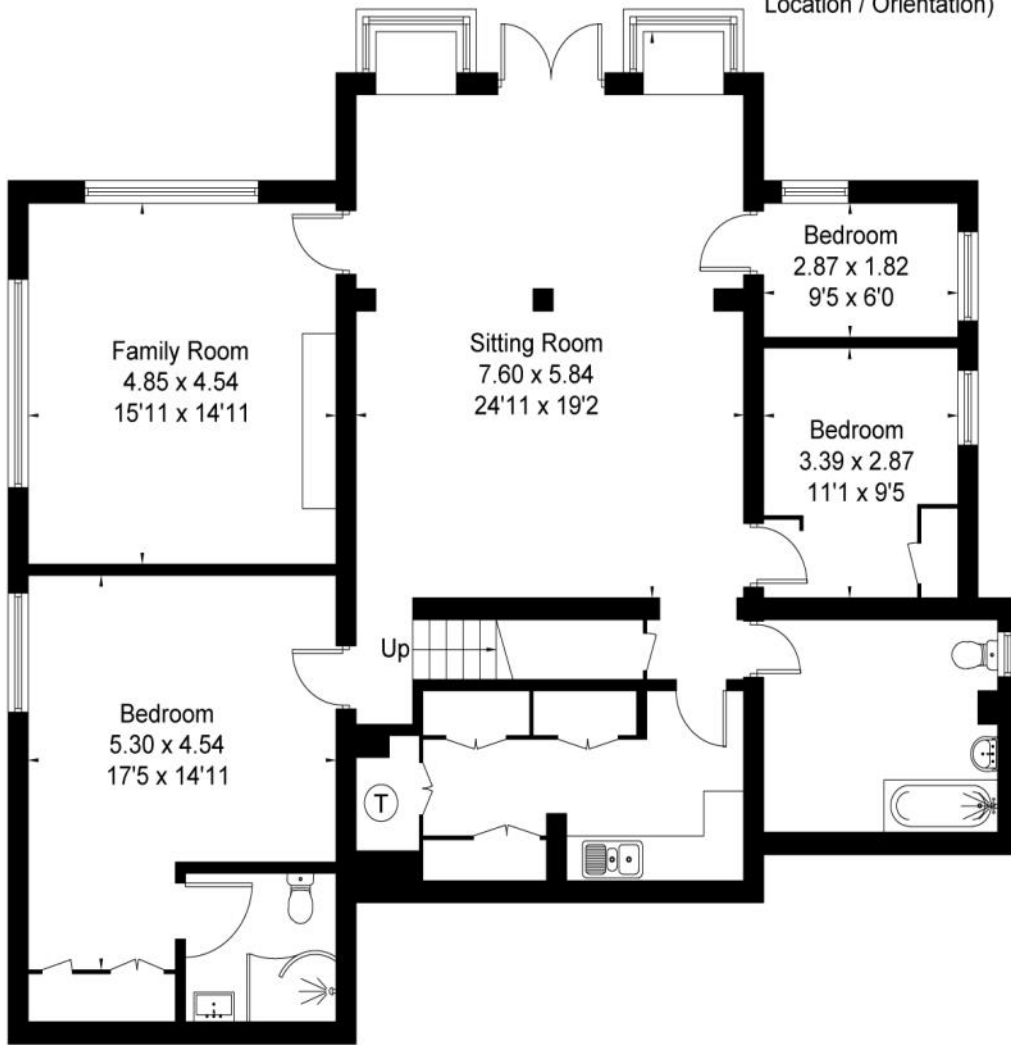




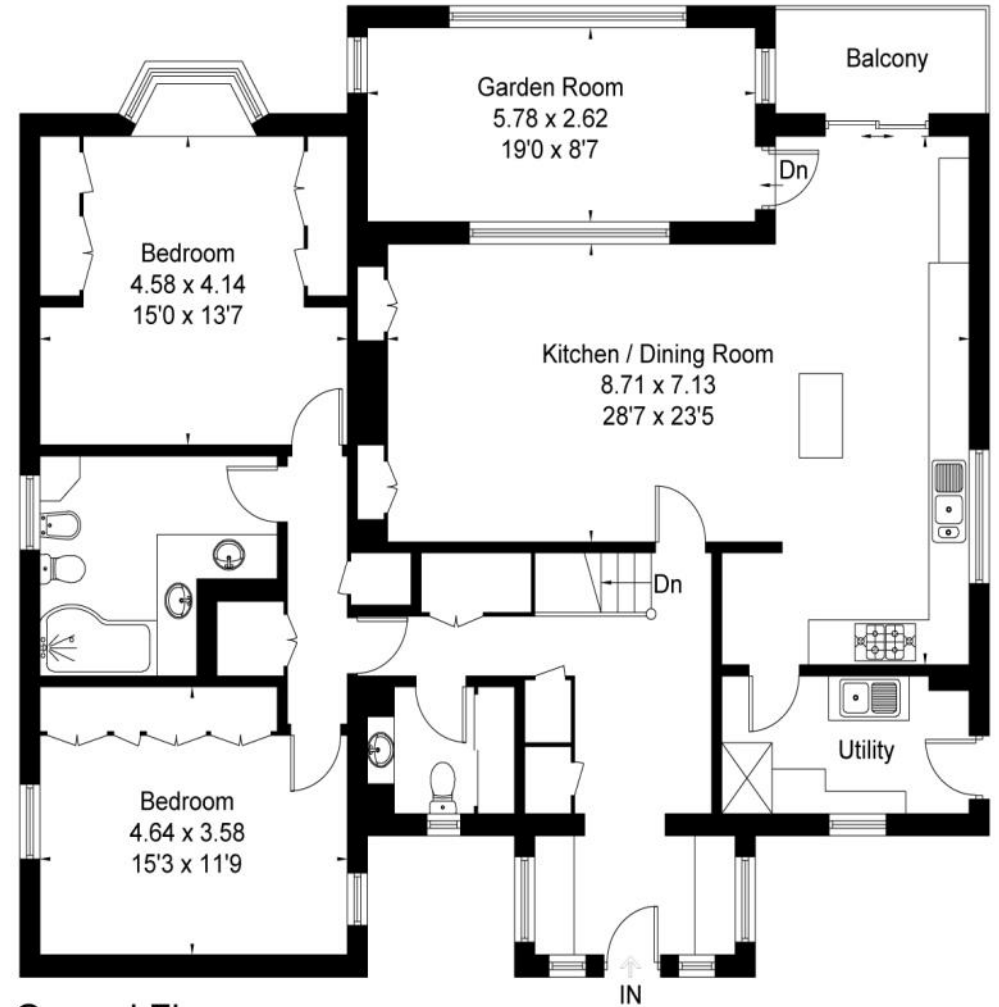
Approximate Area = 296.2 sq m / 3188 sq ft
 Outbuildings = 86.1 sq m / 927 sq ft
 Total = 382.3 sq m / 4115 sq ft (Including Garage / Excluding Carport)
 Including Limited Use Area (3.1 sq m / 33 sq ft)

Location / Orientation)

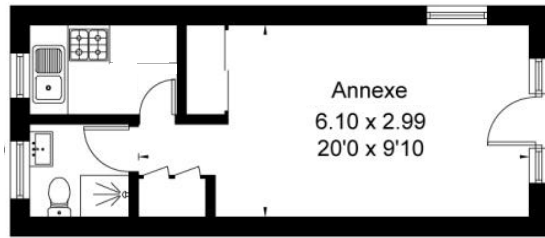
 = Reduced head height below 1.5m



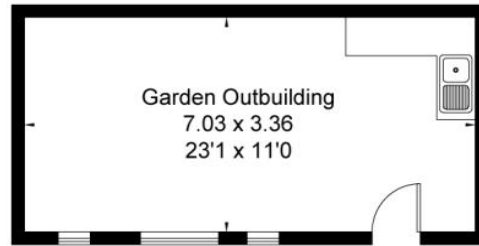
Lower Ground Floor



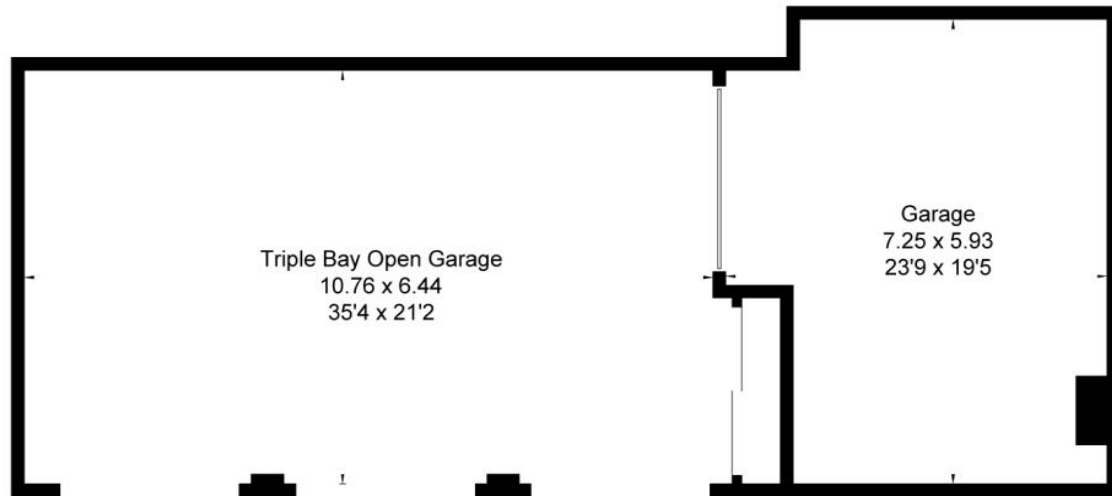
Ground Floor



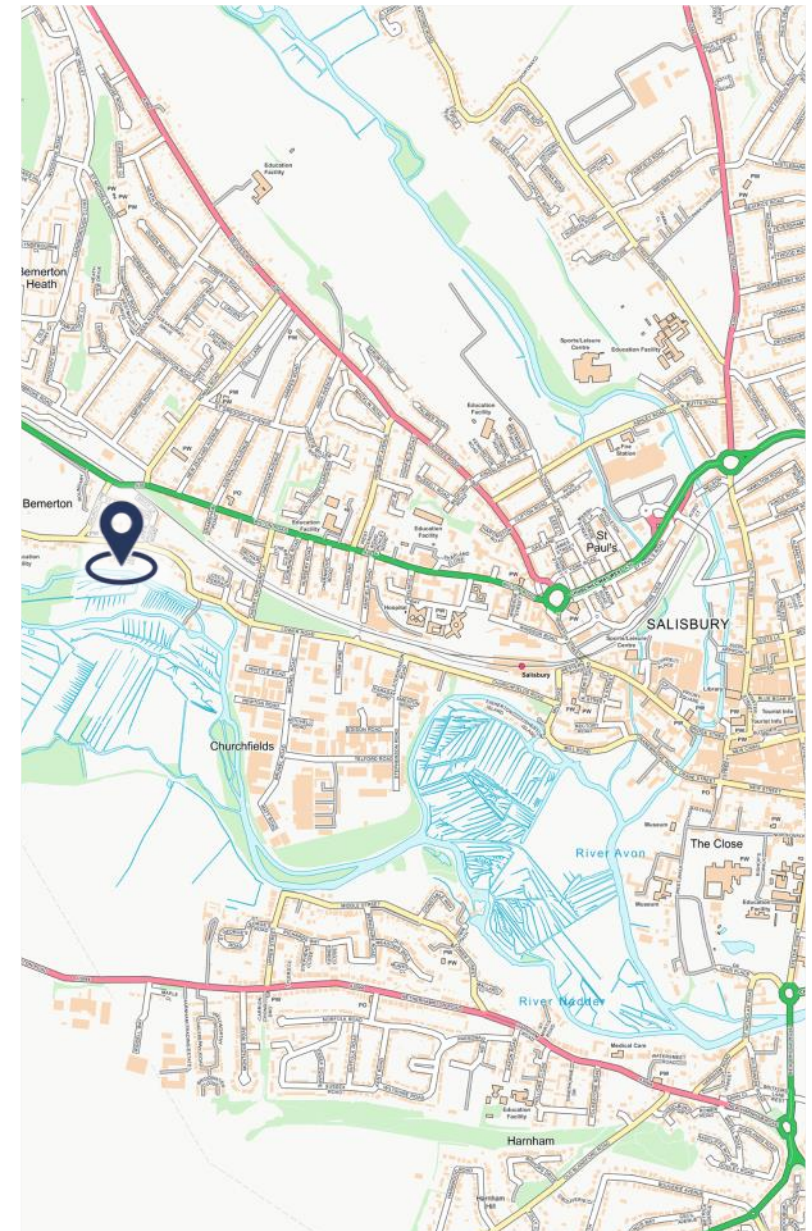
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