

Myddelton&Major

1 GLENSIDE GARDENS
SALISBURY





1 Glenside Gardens, Shady Bower Salisbury, Wiltshire, SP1 2RF

- Detached House
- Three Storey Property
- Kitchen/Dining Room
- Sitting Room w/ Balcony
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Low-Maintenance Garden
- Integral Garage
- Off-Road Parking

The Property

Glenside Gardens is an attractive four bedroom detached house, with a substantial 2,185 ft² of accommodation arranged over three storeys. The property is well-arranged, with the ground floor predominantly occupied by the large kitchen and dining room. The kitchen/diner is a fantastic communal space, perfect for gatherings or entertaining. From here is access to the conservatory, which has a lovely outlook of the pretty garden and a peaceful atmosphere. On the first floor is the sitting room, with a Juliet balcony looking out towards the garden. The sitting room is a considerable 26ft7", offering tremendous flexibility for an incoming buyer as to how the room can be arranged or utilised.

The four bedrooms are arranged over the first and second floors, with the largest two bedrooms both featuring fitted storage. Of particular note is the principal bedroom, which includes an en-suite shower room. Completing the accommodation is the family bathroom, located on the second floor, with guest WC found on the ground and first floors. Worthy of mention is the breath taking view of Wiltshire countryside, which can be seen from the second floor landing and front bedroom windows.

Outside

At the front of the property is off road parking for at least two vehicles, with access from here to the property's integral garage. At the rear is an attractive low-maintenance garden, with a good-sized shed and ample room for large outdoor furnishings and décor.

A substantial four bedroom detached house, situated in one of
Salisbury's most sought after residential city-edge locations.

Tenure: Freehold

Size: 2,185 ft²

EPC Rating: D (68)

Council Tax Band: G



4



1



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Services - Mains electricity, water and drainage. Ofcom suggests broadband speeds of up to 1000 Mbps and that all major mobile networks should have full coverage.

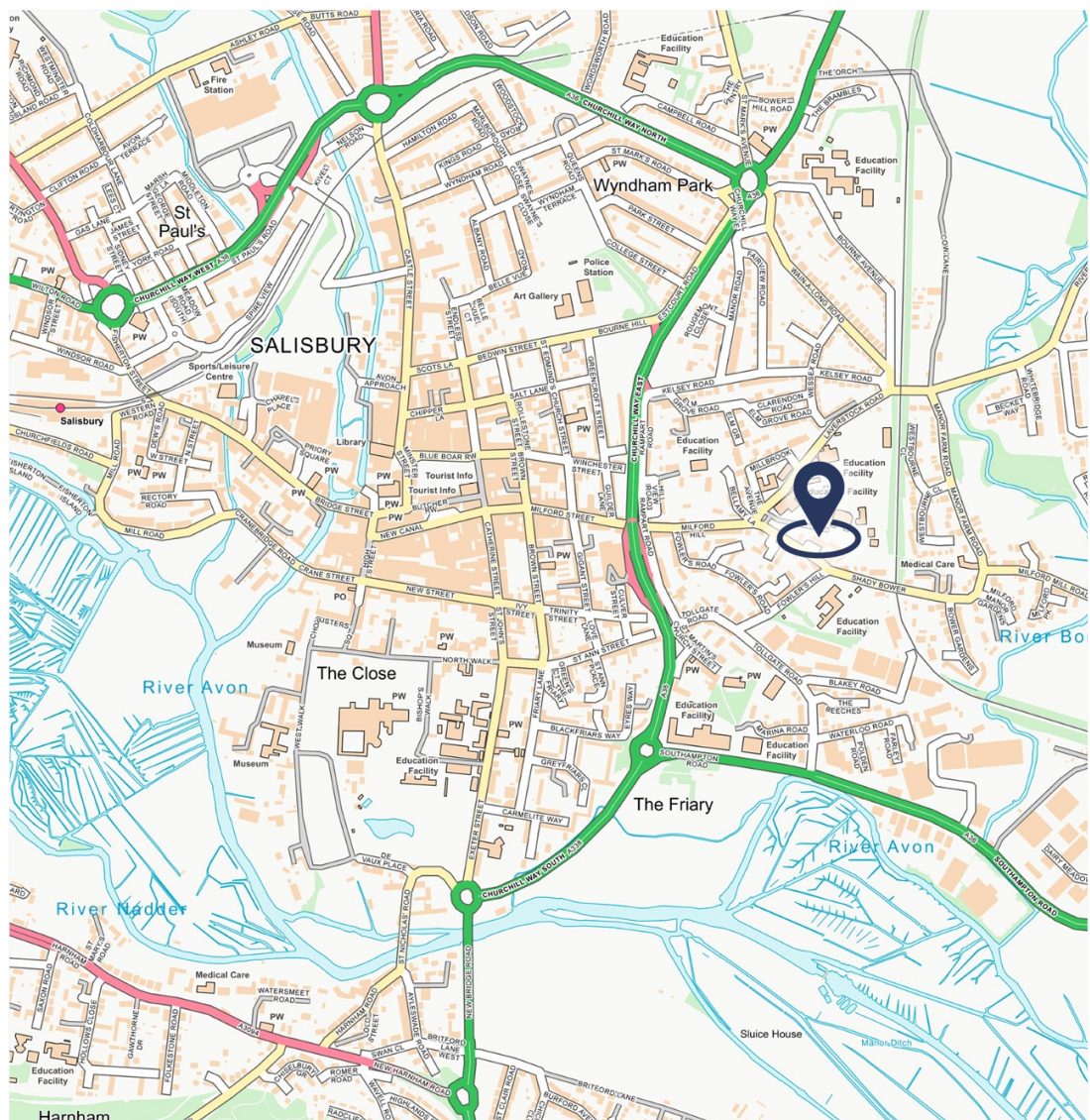
Train Station 2 Miles • Market Square 0.5 Miles • Hospital 3 Miles • A303 Access 9.5 Miles





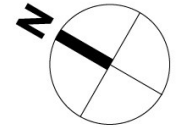
Location

Set in a highly sought-after residential area on the south eastern side of the city, 1 Glenside Gardens is within walking distance of 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. Closest to the property is Godolphin Independent Girls School. 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.

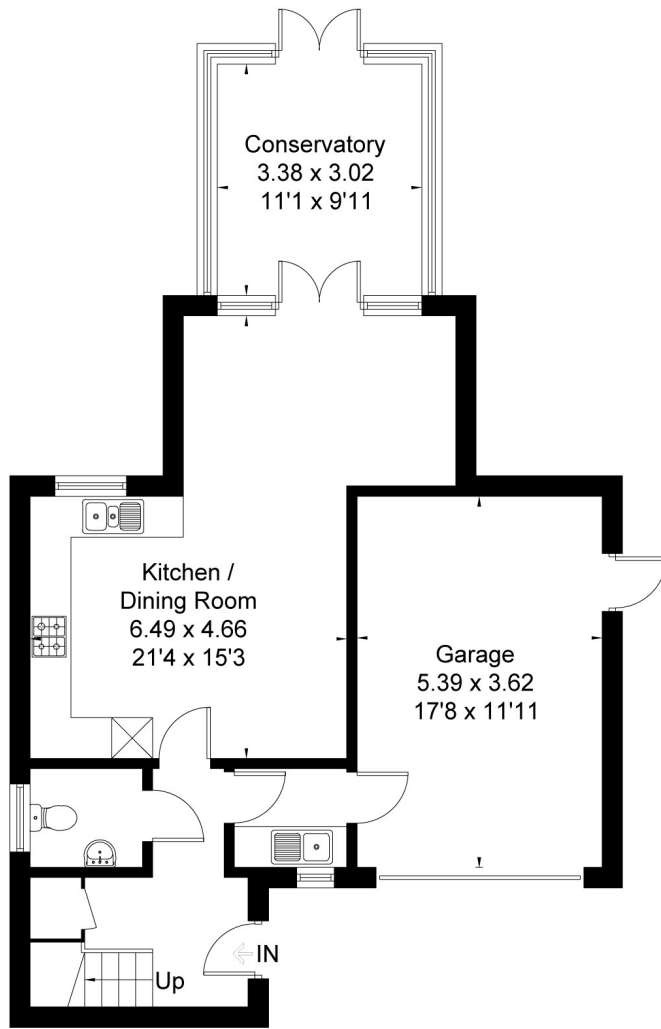




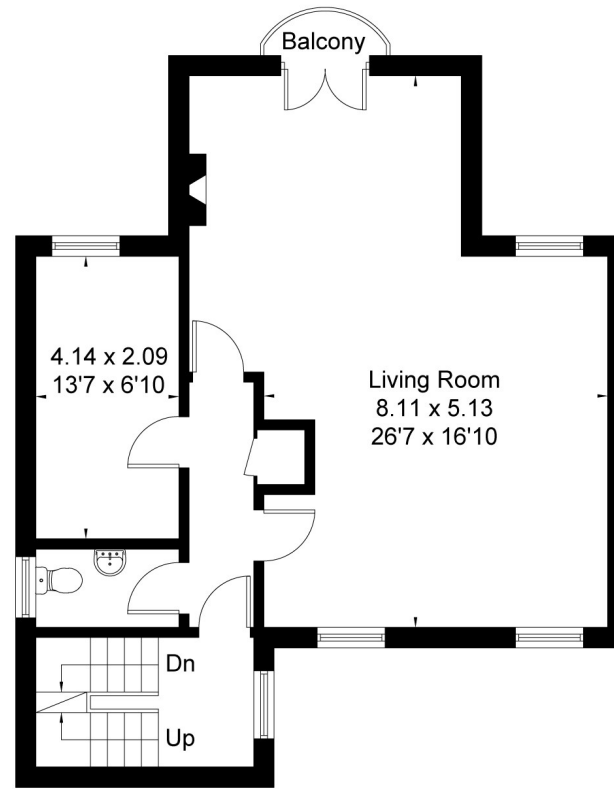
Approximate Area = 203 sq m / 2185 sq ft (Including Garage)
Including Limited Use Area (1.3 sq m / 14 sq ft)



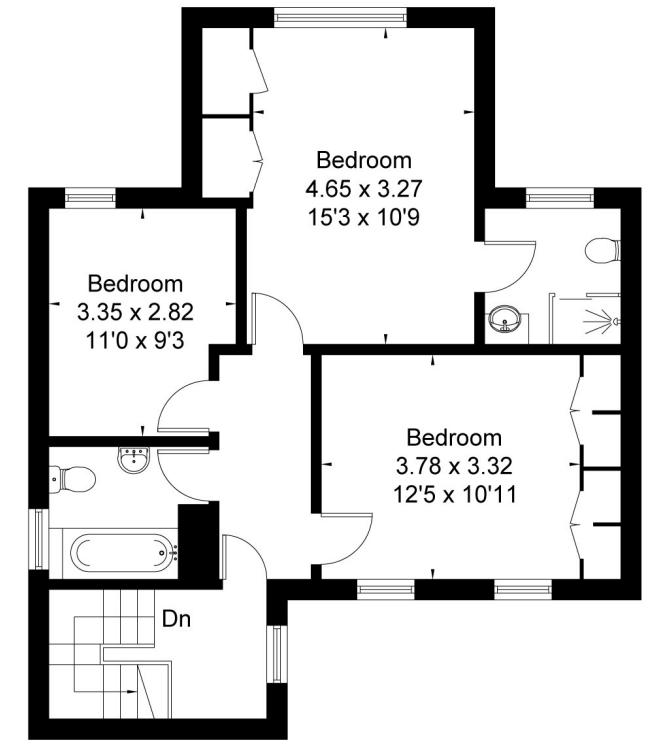
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Ground Floor



First Floor



Second Floor

Disclaimer Notice

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