

Myddelton&Major

Leylands, 2 Park Lane

SALISBURY



2





Leylands, 2 Park Lane, Salisbury, SP1 3NP

- Six/Seven Bedrooms
- Seven Bathrooms
- Off-road Parking
- Double Garage with Potential
- Kitchen/Living Room
- Three Reception Rooms
- Period Features
- Ground Floor Living Potential
- Income Potential
- Expansive Views From 1st Floor

The Property

This outstanding period six bedroom family home is beautifully presented and offers plenty of scope for further enhancement of the existing comprehensive accommodation. Formerly a guest house the property benefits from a proportionate number of bathrooms, including a ground floor bathroom giving scope for the current study to be used also as a ground floor bedroom, if required.

The front door opens into a welcoming hallway, with an attractive tessellated tiled floor, which gives access to the majority of the ground floor accommodation. This comprises two formal reception rooms at the front of the property, games room, the study, ground floor bathroom and an open plan kitchen/living room at the rear, which is very much the hub of the house. It is believed that the sitting room, games room, study and bathroom formed the owners accommodation when the property was used as a guest house.

On the first floor are four double bedrooms, all of which have en suite shower rooms, and a door leading to the south facing balcony on the front, which provides an attractive space to sit with the morning newspaper.

On the second floor are a further two bedrooms, again both of which have en suite shower rooms.

It is felt that the property could suit either a family, those seeking multi-generational living or income potential equally well.

A substantial 6/7 bedroom detached period townhouse, beautifully presented and offering considerable, flexible accommodation in a very popular location.

Tenure: Freehold

Size: 2,904 ft²

EPC Rating: C (71)

Council Tax Band: G



6



3



7



4+

Services - All usual mains services are available. Ofcom suggests download speeds of up to 1000mbps and all major mobile networks should have full connectivity.

City Centre 1 Miles • Train Station 1.2 Miles • Old Sarum 0.8 Miles • A303 Amesbury 7 Miles









Outside

The majority of the garden lies to the rear of the property and mainly comprises lawn, enclosed by mature shrubs, trees and hedging. Beyond the rear garden is a large area of gravelled parking and turning along with a large detached double garage and workshop, with electric power and light, accessed from Park Lane by way of a driveway. It is felt that this garage could be developed or improved, subject to the usual consents. The current owners have had plans drawn up to landscape the rear garden to increase the size of lawn, further details can be obtained from the office. To the front of the property there is a small area of lawn and a paved path leading to the front door.

Location

Park Lane is a highly sought-after and peaceful, unadopted, residential road located just outside the ring road, yet still within very easy reach of the centre of the Cathedral City of Salisbury. The home is only a very short walk to nearby Victoria Park and a small Co-Op shop. It is possible to walk into the city centre from the property along the River Avon and past the Five Rivers Leisure Centre and Waitrose.



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 (both of which are within walking distance). Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.



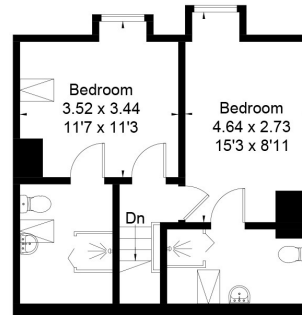




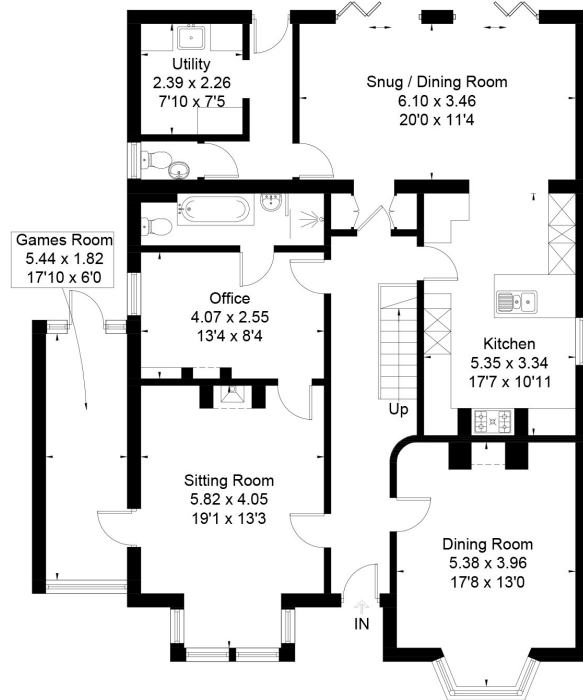


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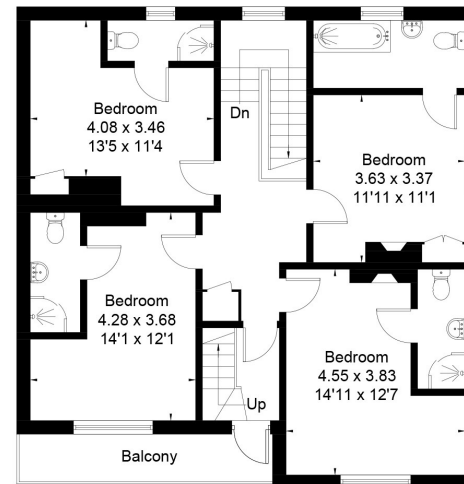
Approximate Floor Area = 269.8 sq m / 2904 sq ft
 Garage = 41.6 sq m / 448 sq ft
 Total = 311.4 sq m / 3352 sq ft



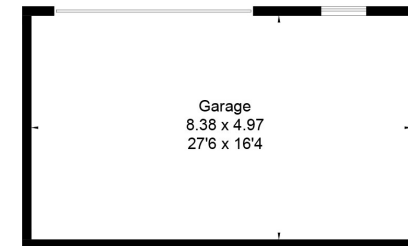
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64653

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