

Myddelton&Major

Lywood Close

SALISBURY





An impressive 5 bedroom detached house with outstanding far reaching views, set in a gated development on the edge of the city.

Tenure: Freehold

Size: 2,852 ft²

EPC Rating: B (87)

Council Tax Band: G



5



2



4



6

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1,000Mbps are available.

Estate charge of £500 per annum.

Market Square 1.6 Miles • Train Station 1.9 Miles • Hospital 1.6 Miles • Cathedral 1.3 Miles

11 Lywood Close, Salisbury,

Wiltshire, SP2 8FB

- Impressive Detached House
- Far Reaching Views
- Five Bedrooms
- Four Bathrooms
- Sitting Room
- Kitchen/Living/Dining Room
- Study; Utility Room
- Attached Double Garage
- West Facing Rear Garden
- Gated Development

The Property

11 Lywood Close was built about 11 years ago of brick and rendered elevations underneath a tiled roof, by renowned builder Linden Homes and boasts light and airy, well-proportioned and beautifully presented accommodation. The property also benefits from far reaching views over the fields and farmland to the rear and arguably has the best plot within the Close.

The front door opens into a welcoming entrance hall, with the stairs to the first floor and doors to the majority of the ground floor accommodation. The sitting room is a good sized square room, with windows overlooking the rear garden. The kitchen/dining room is very much the hub of the house and has two sets of bi-fold doors leading out to the garden, allowing a natural flow between the internal and external spaces. The utility room is accessed from the kitchen and has plenty of high and low level storage. A study, large ground floor cloakroom and attached double garage (with two electric roller shutter doors) completes the ground floor accommodation.

On the first floor are five double bedrooms, three of which benefit from stylish and well designed and proportioned en suite shower rooms. The bedrooms at the rear boast far reaching views over the rear garden and the fields and farmland beyond. A family bathroom rounds off the first floor accommodation.









Outside

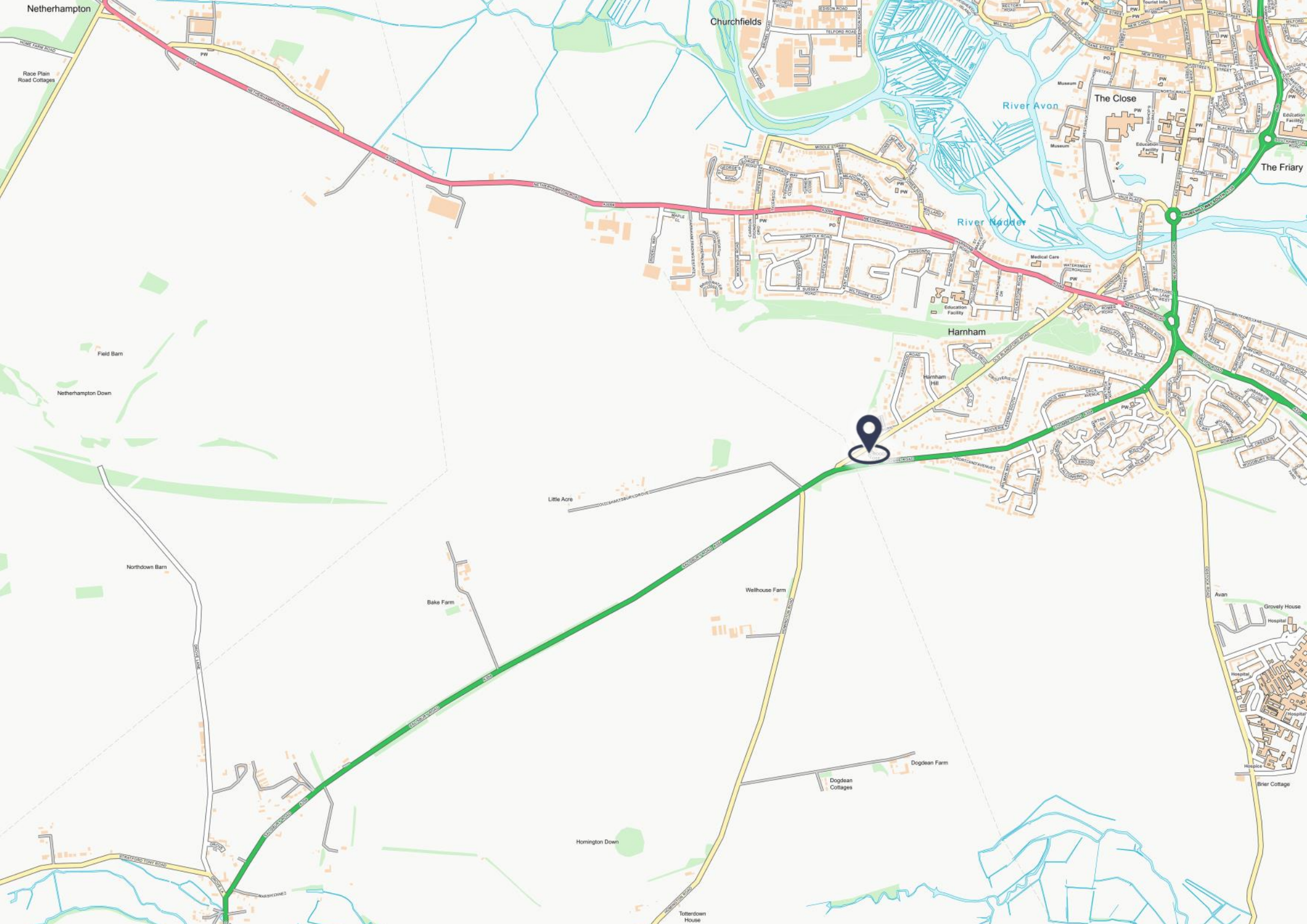
To the front of the property is a brick paved driveway providing off road parking for up to four cars, which leads to the double garage. A gate from here gives access to the rear garden by way of an access passage along the side of the house, leading past the utility room. Immediately to the rear of the property is a good sized paved terrace which has the benefit of a large awning and windbreak, providing plenty of external sitting and dining options. The rear garden has been mainly laid to lawn with well thought out and deep borders containing a good mix of flowering plants, fruit bushes, mature shrubs and climbers. The rear garden is remarkably private and is enclosed by close boarded fencing on three sides.

Location

Lywood Close is a small, high quality development of twelve detached houses built by Linden Homes in 2013, behind electric security gates. Situated in the highly desired suburb of Harnham on the Southern most side of Salisbury City Centre. Easily accessible from the property are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School. The city centre, train station and district hospital are all within a mile and a half of the property. Salisbury boasts a well thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are 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 Floor Area = 265 sq m / 2852 sq ft (Including Garage)

Summer House = 5.9 sq m / 63 sq ft

Total = 270.9 sq m / 2915 sq ft



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 #67363

Disclaimer Notice

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