

Myddelton&Major

The Mount
HARNHAM, SALISBURY





The Mount, Old Blandford Road, Harnham Salisbury, Wiltshire, SP2 8BZ

- Five Double Bedrooms
- Dining Room, Sitting Room
- Light and Airy Accommodation
- Rural Outlook
- Edge of City Location
- 2 Large Bathrooms
- Large Kitchen/Breakfast Room
- Beautifully Presented
- Period Features
- Excellent Dog Walks

The Property

The Mount is an outstanding five bedroom family home, beautifully presented with period features throughout. The property is presented in excellent condition having undergone a complete program of renovation under the current owners. Taking into account the remarkably light interior the decoration is of a more contemporary design which has been integrated well with gorgeous character features. The Mount has a wonderfully spacious feel throughout.

The impressive front door opens into a spacious 'room size' hallway perfect for a large Christmas tree! The ground floor has two large reception rooms. The dual aspect dining room is next to the kitchen providing a wonderful entertaining space. The sitting room is also just off the kitchen and offers up comfortable and stylish living space with engineered timber flooring and an inset woodburning stove with what is thought to be, an original fire surround. French windows bring in substantial light and lead out to the terrace and garden beyond. The modern kitchen has a tiled floor and plenty of above and below counter storage, the work surface is polished granite with an 'Insinkerator' boiling water tap and an inset porcelain sink and drainer, perfectly positioned to look directly out to the garden. The light kitchen has a sunny disposition and is dual aspect, French windows bring in more light and lead out to the terrace. A modern single story extension adds in a downstairs WC.

Upstairs to the first floor, an open landing leads to three double bedrooms an additional storage room currently used as a dressing room, and a very well appointed family bathroom. On the second floor there are two further large double bedrooms, each with fantastic views, a small storage room and a stylish second bathroom.

An outstanding five bedroom period townhouse set in a wonderful position with far reaching rural views to the south, parking and notable gardens.

Tenure: Freehold

Size: 2689 ft²

EPC Rating: D (62)

Council Tax Band: F



5



2



2



3

Services - All mains services are connected. Gas, Electricity and Water. Private drainage is to a septic tank situated off-plot. Ofcom suggest broadband speeds of 30mbps

Cathedral Close 1 Mile • Salisbury Railway Station 2 Miles • Southampton 26 Miles • Blandford Forum 22 Miles



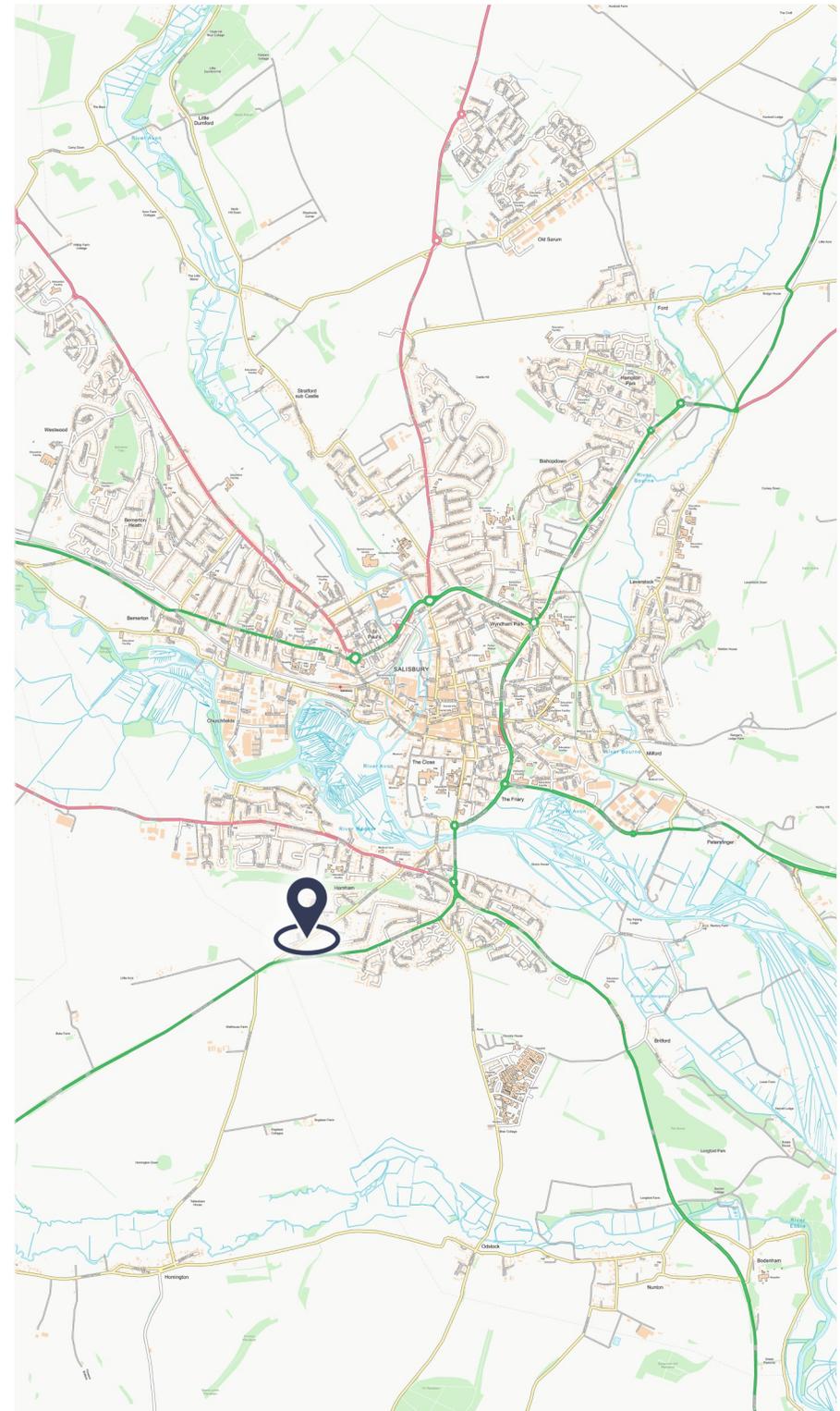
Outside

The Mount sits in a wonderful plot with gardens situated to the front and rear of the property. The main gardens face to the south-west and feature an attractive and substantial Indian sandstone terrace with steps down to a lawned area with well stocked flower beds and bounded by timber fencing, and a mature evergreen hedge. Included in the sale are a timber shed, greenhouse and wood store. The position and outlook are uniquely rural for its 'edge of city' location and ease of access to extensive local amenities.

The Garden to the front of the property features gated access to off-road parking on a gravel driveway and a large mature garden again with well stocked beds, specimen plants and shrubs, a large timber shed and close board fencing.

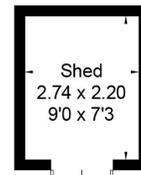
Location

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 outstanding 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.

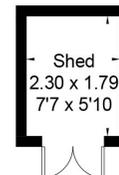




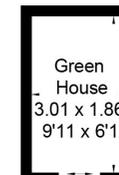
Approximate Floor Area = 249.8 sq m / 2689 sq ft
 Green House = 5.5 sq m / 59 sq ft
 Total = 255.3 sq m / 2748 sq ft



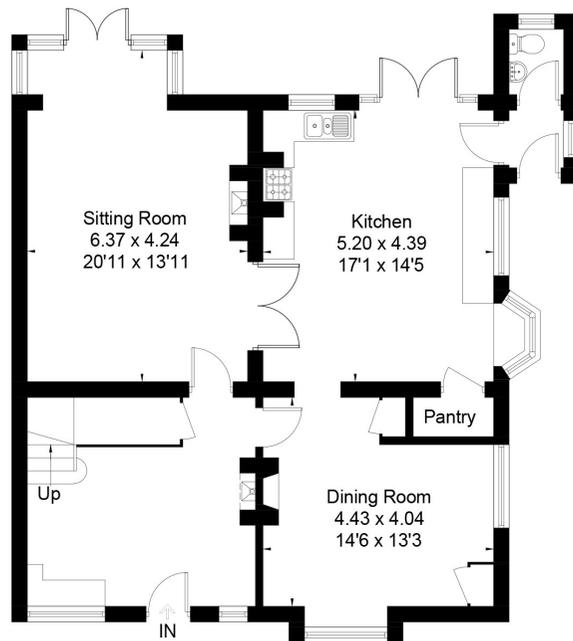
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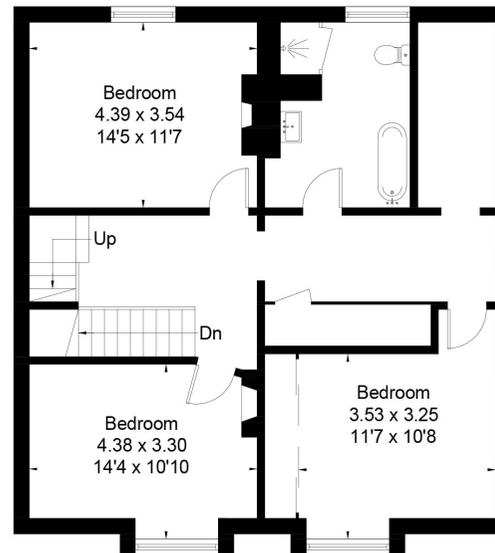
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor



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 #67486

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