

# Myddelton&Major

5 Boundary Close

SALISBURY





## 5 Boundary Close, Salisbury, SP2 9FZ

- 3 Bedrooms
- 2 Bathrooms
- Private Position
- Views Over Cricket Ground
- Two Parking Spaces
- 2 Receptions
- Well Presented
- No-through Private Lane
- Low Maintenance Garden
- Close to City Centre

### The Property

Located down a private no-through lane and the largest of only five houses, 5 Boundary Close is set in a wonderful position overlooking South Wilts cricket ground giving the perfect position to enjoy the English summer. The property is built from an attractive mixed coloured brick with a tiled roof.

Orientation is to the west and the house enjoys wonderful sunsets.

In through the front door, and an open hallway leads to each of the ground floor rooms and the staircase. The overall feeling is of spacious light and airy accommodation and in very good condition. The sitting room is dual aspect and has views over the cricket pitch to the west and through French windows to the pretty garden on the eastern side of the house. An inset wood burning stove is a lovely centre point to the house and provides secondary heating if the need arises. Across the hall and a large eat in/sit in kitchen/dining room is again dual aspect with French windows leading out to the garden beyond. The well appointed kitchen has plenty of above and below counter storage and a very well placed sink perfect for enjoying the cricket when doing the washing up !

Upstairs there is a family bathroom and two double bedrooms and a large single, the principal of which has an ensuite bathroom and a generous fitted wardrobe.

For those wishing for a more active sporting social lifestyle, Salisbury and South Wilts sports club is minutes away on foot providing astro turf based sports such as hockey and football. Salisbury Golf Centre is right next door

Perfect to take in the English summer, a very attractive three bedroom home set on a no through lane, with views over South Wilts cricket ground.

Tenure: Freehold

Size: 1325 ft<sup>2</sup>

EPC Rating: C (78)

Council Tax Band: C



3



2



2



2

**Services** - All mains services are connected, Ofcom suggests broadband speeds of up to 1000mbps

Cathedral Close 1.8 Miles



Railway Station 1.4 Miles



A303 8.6 Miles



City Centre 1.8 Miles

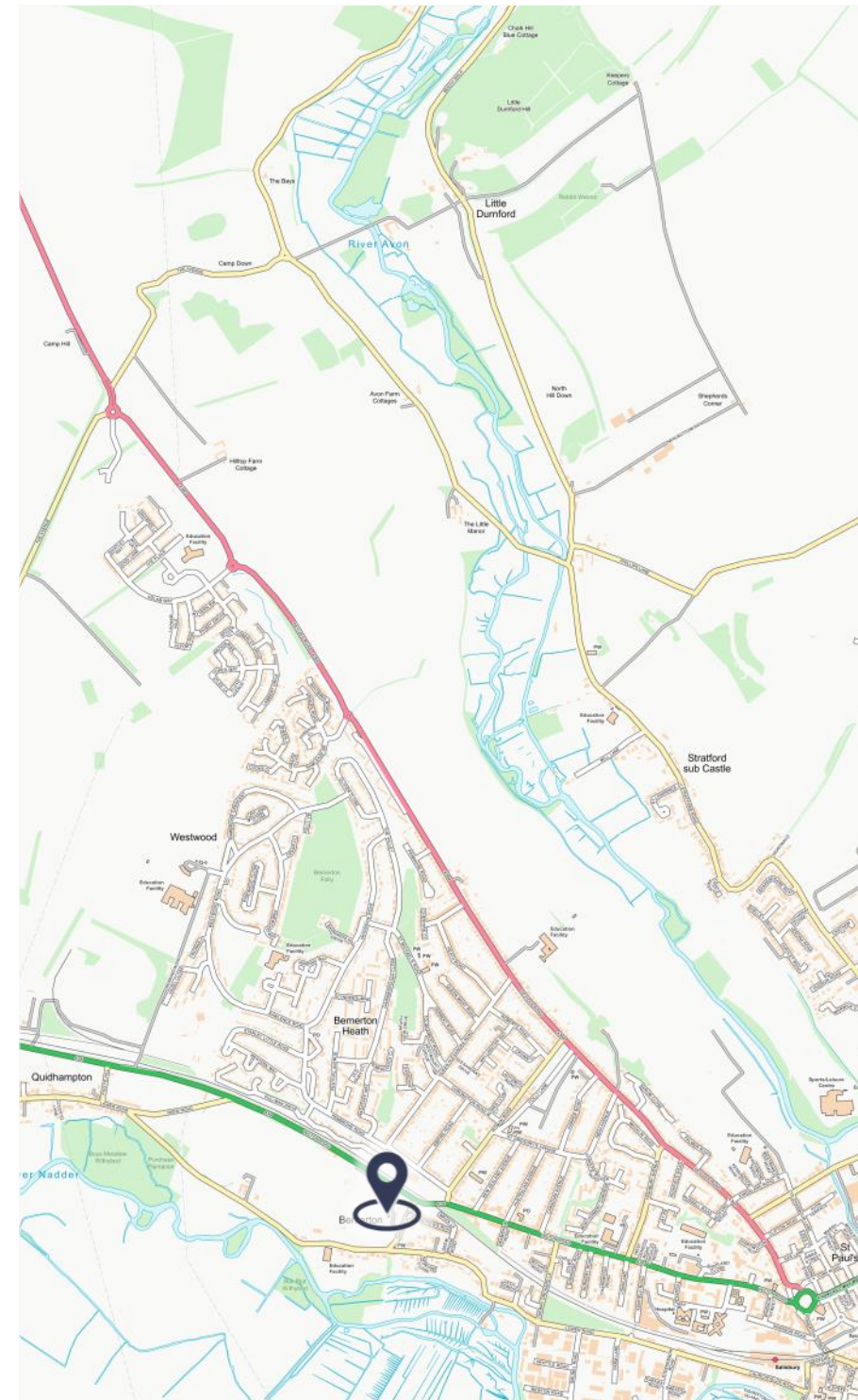


## Outside

The property is set at the end of a short line of 5 attractive modern houses, number 5 has pretty flower beds to the front of the property with ample space for sitting and watching the cricket. To the south side there is allocated parking for two cars with a pedestrian access directly to the garden and back door. To the north side of the property is a paved access with space for wheelie bins. The rear garden is laid mainly to lawn with well stocked beds and specimen trees, the boundary is a mixture of timber fencing and mature hedgerow, there is a paved area and timber shed.

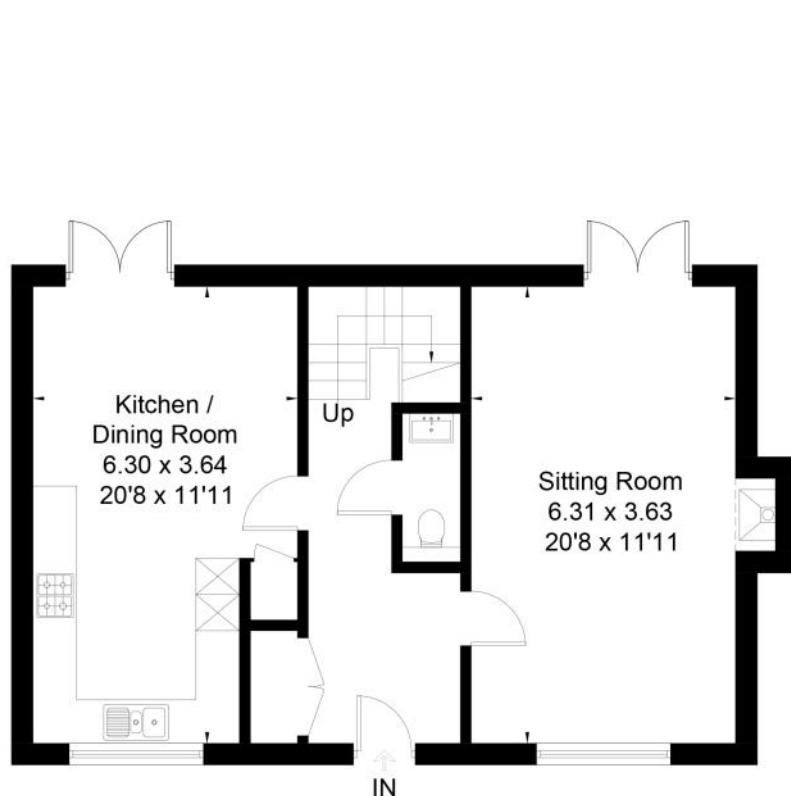
## Location

Boundary Close is set on the edge of the popular Salisbury suburb of Lower Bemerton, close to the popular historic town of Wilton. The property is set away from the main road and has a lovely open outlook to the West. 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.

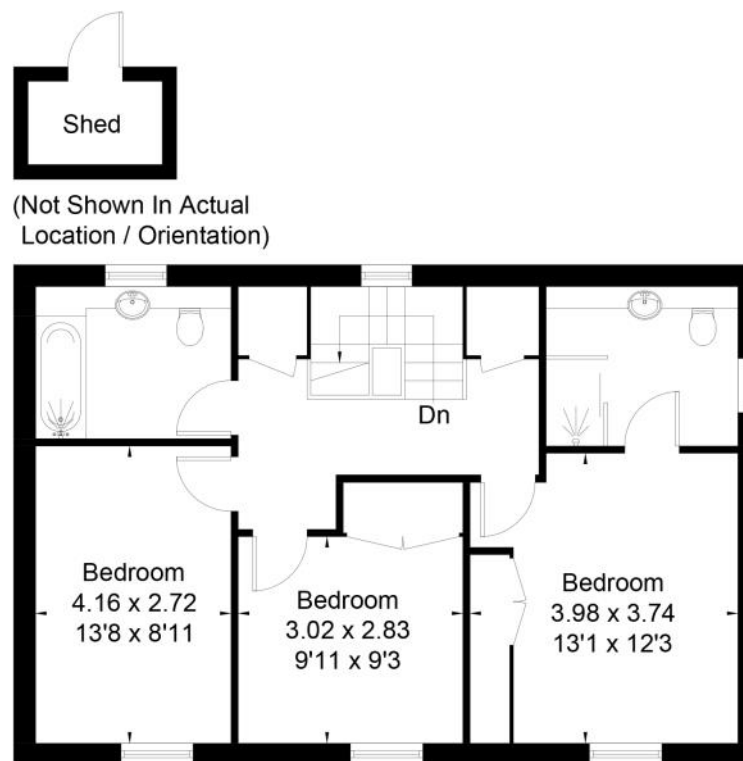




Approximate Floor Area = 123.1 sq m / 1325 sq ft  
(Excluding Shed)



Ground Floor



First 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 #68188

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