

Myddelton&Major

Holmlea, Portland Avenue

HARNHAM





Holmlea, Portland Avenue, Harnham Salisbury, Wiltshire, SP2 8BS

- Built in 2016
- Modern Architecture
- Underfloor Heating
- Formal Sitting Room
- Open Plan Layout
- South Facing Reception
- Countryside Views
- Five Bedrooms
- Four Bathrooms
- Private Balcony

The Property

The home is perfectly proportioned and cleverly arranged, providing a natural flow of space that is perfect for family living. The property extends to approximately 2,905 sq ft of accommodation, arranged over three floors. The home enters into a substantial entrance hallway, the large galleried landing on the first floor allows for floor to ceiling windows that open the space up further in addition to letting in a fantastic amount of natural light. Immediately off the hallway is stairs to the upper floors, with an under stairs storage cupboard and guest cloakroom below. To the front of the accommodation is the study, which has been fitted with a bespoke desk and filing/storage cupboards. To the other side is a 17ft sitting room, ideal for use as a more formal reception area. To the rear of the ground floor is a fabulous 31ft open plan kitchen / dining room / family room, with south facing windows and glass sliding doors that run the length of the full wall. In addition to the beautiful view over the rear garden, the uncomplicated layout allows for a natural flow between the different areas within the room. The kitchen has been fitted with integrated high-quality appliances, with an island counter creating a natural divide from the dining area whilst also providing further counterspace. There is underfloor heating throughout the ground floor of the accommodation.

On the first floor are four good sized bedrooms, three of which are doubles, a large airing cupboard and the family bathroom. The north facing double bedroom as an en-suite shower room, whilst the south facing double bedroom has been fitted with a dressing area and small balcony which overlooks the garden. The primary bedroom is also situated on the first floor, with an en-suite shower room, dressing room and a large private south facing balcony. Completing the accommodation is the secondary bedroom located on the second floor, with an en-suite shower room, dressing room, sitting area and floor to ceiling window that overlooking the garden and the countryside beyond.

A contemporary architect designed five bedroom detached family home, with stunning countryside views.

Tenure: Freehold Size: 2,492 ft² EPC Rating: B (88) Council Tax Band: G



5



2



4



5

Salisbury 1.5 Miles • Wilton 4 Miles • Shaftesbury 20 Miles • Stockbridge 16 Miles





Outside

To the front of the home is a low maintenance in and out driveway providing parking for several vehicles, with a tall hedge and trees for added privacy along the properties boundary. There is also a longer than average single garage measuring, 21'5ft for secure parking. To the rear of the property is a long private garden, laid predominantly with a well-manicured lawn with a large patio immediately to the rear of the home. The garden is bordered by mature shrubs and hedges, with a row of tall trees at the far end of the lawn. Beyond the tree line is stunning Wiltshire countryside.

Location

Holmlea is situated on the very edge of the Cathedral city of Salisbury, therefore enjoying far reaching views over open countryside. Portland Avenue is a popular, private road on the very southern outskirts of Salisbury. Due to its location residents are able to enjoy both being able to walk to the city's facilities and also enjoy walks in open countryside. The property is well located for Salisbury District Hospital, Harnham Junior and Infant schools as well as both the boys and girls grammar schools and a wider range of state and private education. Within Harnham itself, there is a good range of day to day facilities including a post office with convenience store, two hotels with restaurants, tennis courts, and several churches, clubs and societies. The centre of the city hosts a good range of further educational, leisure, cultural and shopping facilities and also has the mainline station with London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of Playhouse and twice weekly charter market and there are regular bus services from Harnham to both the city centre and Hospital.

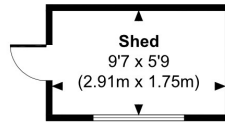
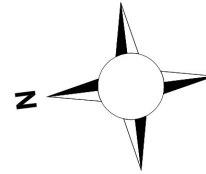




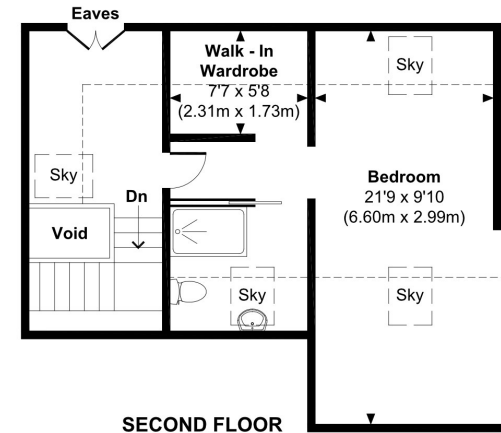
Portland Avenue

Approximate Gross Internal Area
Main House = 2492 Sq Ft / 231.52 Sq M
Garage = 198 Sq Ft / 18.42 Sq M
Shed = 55 Sq Ft / 5.09 Sq M
Total = 2745 Sq Ft / 255.03 Sq M

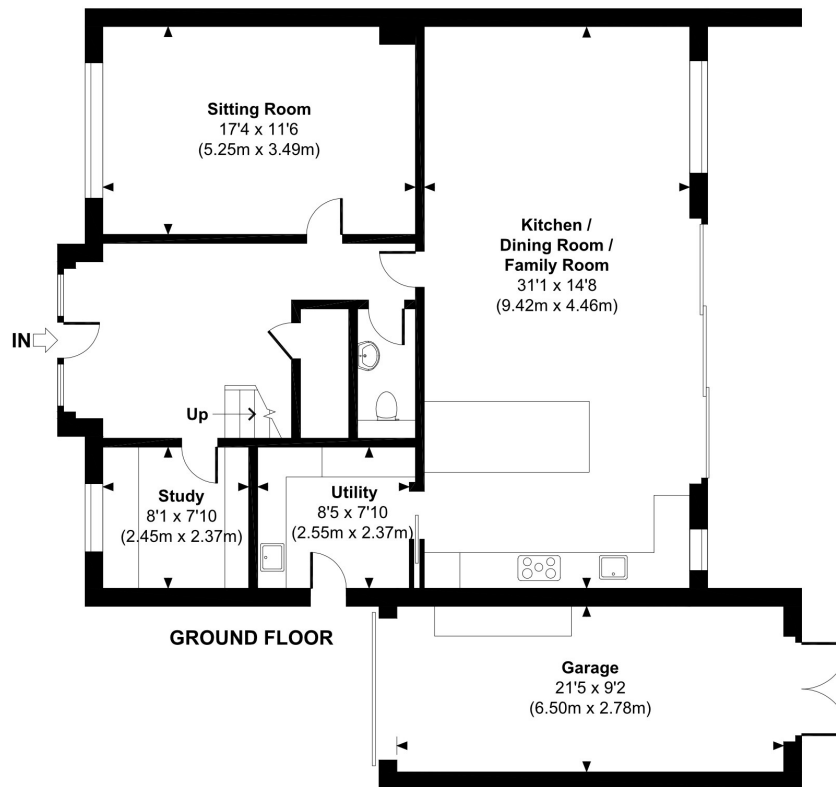
Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height but excludes void.



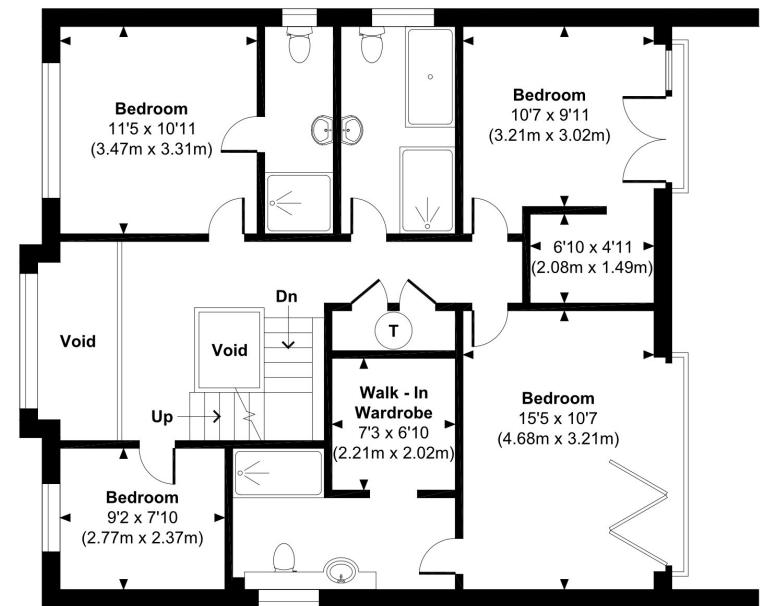
SHED



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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----- Indicates restricted room height less than 1.5m.



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