



GROSVENOR
RIVERSIDE

SALISBURY

GRAND RIVERSIDE
VILLAS, IN THE
HEART OF SALISBURY,
OVERLOOKING THE
RIVER NADDER AND
THE SALISBURY
WATERMEADOWS.

Four beautiful Victorian Villas with gardens running down to the River Nadder and views across the Water Meadows, and to Salisbury's iconic Cathedral Spire.

Originally constructed in the 1870's, some 20 years after Salisbury Station was complete, the buildings have for many decades been in commercial use, latterly as a well known children's day care centre for Salisbury. Now, fittingly they are being restored to their original use by Woolavington Homes, a small specialist developer of unique properties.

The exterior of the houses are being carefully restored to their former grandeur, whilst the interiors are being totally refitted for modern living with brand new heating systems, contemporary floor finishes and luxurious kitchens and bathrooms.

Large gardens, off-road parking via electric gates and only a 10min walk to the city centre makes these Villa's undeniably desirable.





PLOT 1

329m² | 3541 ft²

- 4 large bedrooms
- 1 bathroom
- 3 en-suites
- Heritage UPVC Sash windows
- Side entrance
- Private electric gates
- Underfloor heating to lower ground floor
- Radiators to upper floors
- Bespoke kitchen
- Cat 6 cabling
- Veranda

LOWER GROUND FLOOR

Utility	3.69m x 3.42m	12'1" x 11'2"
Office	3.68m x 4.17m	12'0" x 13'8"
Family Room	4.49m x 5.1m	14'8" x 16'8"

GROUND FLOOR

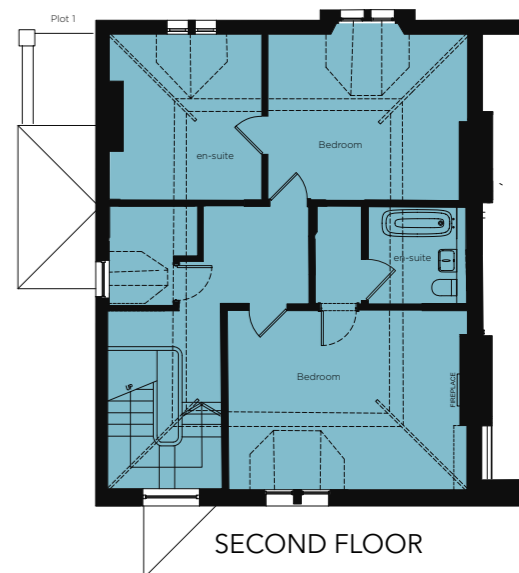
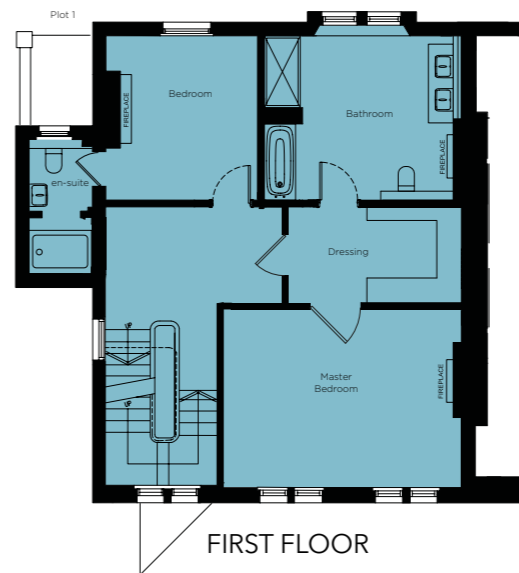
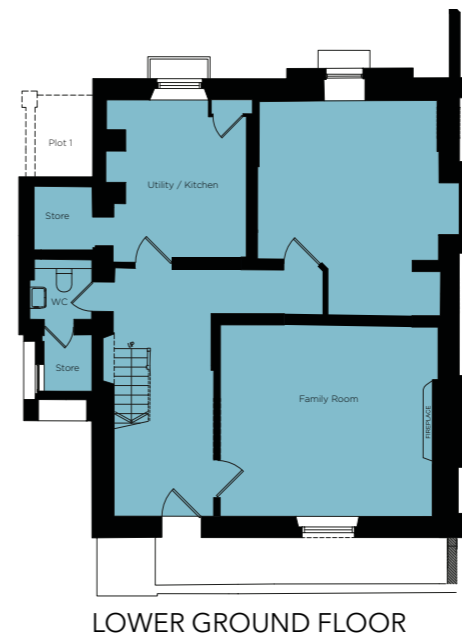
Snug	3.39m x 3.13m	11'1" x 10'3"
Kitchen	5.08m x 4.24m	16'8" x 13'10"
Dining Room	4.58m x 5.11m	15'0" x 16'9"

FIRST FLOOR

Master Bedroom	3.94m x 5.27m	12'11" x 17'3"
Bedroom 2	3.65m x 3.37m	11'11" x 11'0"
Bathroom	3.65m x 4.37m	11'11" x 14'4"
Dressing	2.12m x 4.37m	6'11" x 14'4"

SECOND FLOOR

Bedroom 3	3.94m x 5.24m	12'11" x 17'2"
Bedroom 4	3.63m x 4.38m	11'10" x 14'4"
en-suite	3.64m x 3.34m	11'11" x 10'11"
Bathroom	2.0m x 1.95m	6'6" x 6'4"





PLOT 2

180 m² | 1933 ft²

- 4 bedrooms
- 1 bathroom
- 2 en-suites
- Heritage UPVC Sash windows
- Bespoke Kitchen
- Cat 6 cabling
- Underfloor heating to
- lower ground floor
- Radiators to upper floors
- Entrance porch
- Veranda
- Shared electric entrance gates

LOWER GROUND FLOOR

Family Room	6.4m x 4.46m	20'11" x 14'7"
-------------	--------------	----------------

GROUND FLOOR

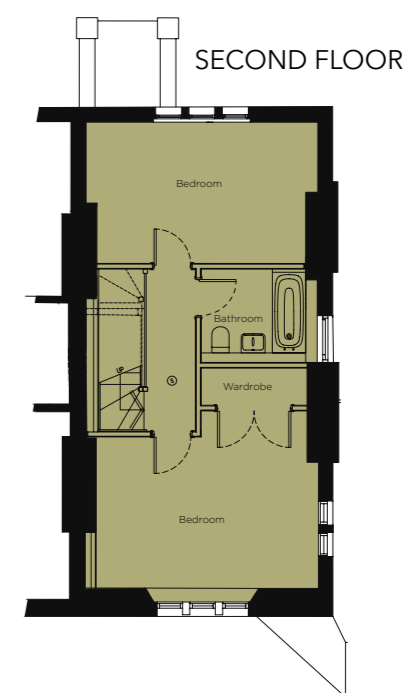
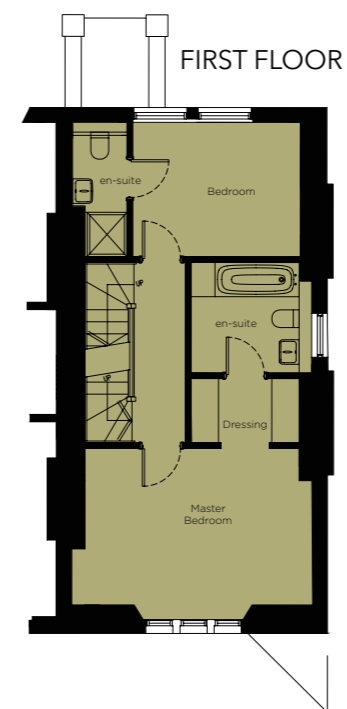
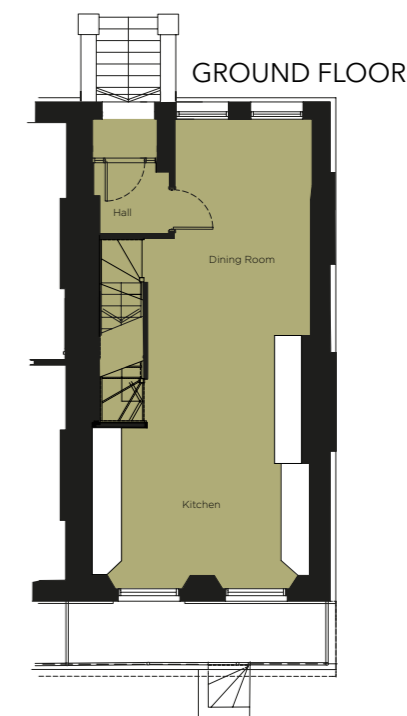
Kitchen	5.11m x 4.6m	16'9" x 15'1"
Dining Room	4.62m x 3.56m	15'1" x 11'8"

FIRST FLOOR

Master Bedroom	3.19m x 4.34m	10'5" x 14'2"
Bedroom 2	3.38m x 2.74m	11'1" x 8'11"
MB en-suite	2.26m x 2.44m	7'4" x 8'0"
Dressing	1.33m x 2.21m	4'4" x 7'3"

SECOND FLOOR

Bedroom 3	4.63m x 3.19m	15'2" x 10'5"
Bedroom 4	4.83m x 2.95m	15'10" x 9'8"
Bathroom	2.22m x 1.99m	7'3" x 6'6"





PLOT 3

301 m² | 3240 ft²

- 5 bedrooms
- 2 bathroom
- 1 en-suite
- UPVC Sash windows
- 2 private parking spaces
- Private rear garden
- Underfloor heating to lower ground floor
- Entrance porch
- Veranda
- Shared electric entrance gates

LOWER GROUND FLOOR

Utility	3.87m x 2.67m	12'8" x 8'9"
Office	3.87m x 3.44m	12'8" x 11'3"
Family Room	4.48m x 5.06m	14'8" x 16'7"
Shower Room	2.15m x 2.42m	7'0" x 7'11"

GROUND FLOOR

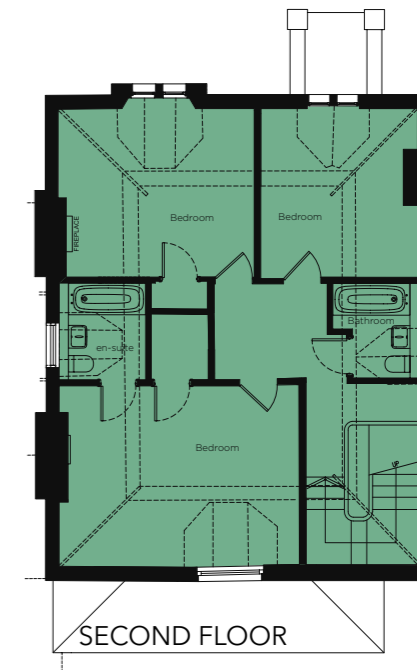
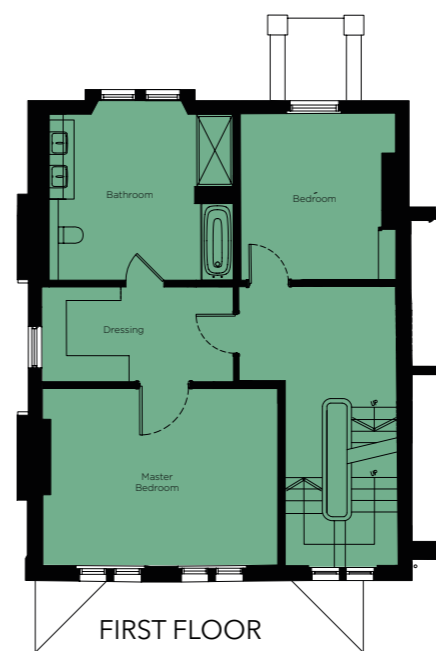
Kitchen	5.12m x 4.15m	16'9" x 13'7"
Dining Room	5.10m x 4.49m	16'8" x 14'8"

FIRST FLOOR

Master Bedroom	3.91m x 5.19m	12'9" x 17'0"
Bedroom 2	3.68m x 3.43m	12'0" x 11'3"
Bathroom	4.06m x 3.66m	13'3" x 12'0"
Dressing	2.09m x 4.25m	6'10" x 13'11"

SECOND FLOOR

Bedroom 3	5.26m x 3.94m	17'3" x 12'11"
Bedroom 4	4.29m x 3.69m	14'0" x 12'1"
Bedroom 5	3.72m x 3.43m	12'2" x 11'3"
Bathroom	2.8m x 1.89m	9'2" x 6'2"





PLOT 4

176 m² | 1897 ft²

- 2 bedrooms
- 1 bathroom
- 2 en-suites
- Heritage UPVC Sash windows
- Garage
- Bespoke Kitchen
- Underfloor heating to ground floor
- Radiators to first floor
- Entrance porch
- Cat 6 cabling
- Electric gates

GROUND FLOOR

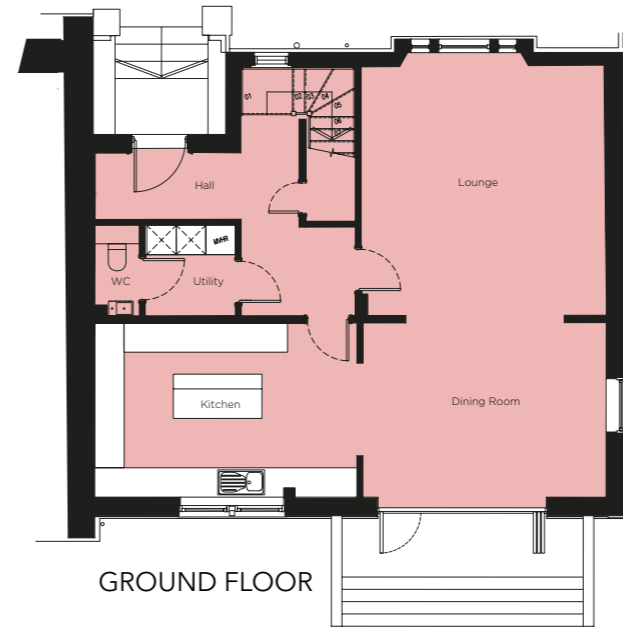
Lounge	5.08m x 4.93m	16'8" x 16'2"
Kitchen	3.58m x 5.34m	11'8" x 17'6"
Dining Room	3.59m x 4.98m	11'9" x 16'4"

FIRST FLOOR

Master Bedroom	3.71m x 5.44m	12'2" x 17'10"
MB En-suite	2.44m x 1.72m	8'0" x 5'7"
Dressing	3.71m x 3.56m	12'2" x 11'8"
Bedroom 2	4.86m x 3.54m	15'11" x 11'7"
Bathroom	3.39m x 1.79m	11'1" x 5'10"

GARAGE

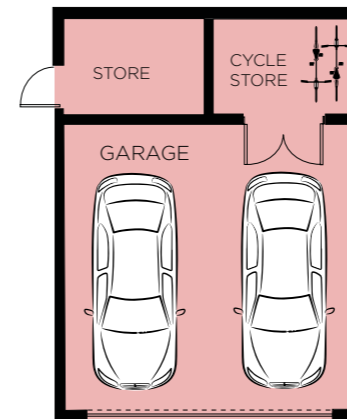
Garage	6.1m x 6.1m	20'0" x 20'0"
--------	-------------	---------------



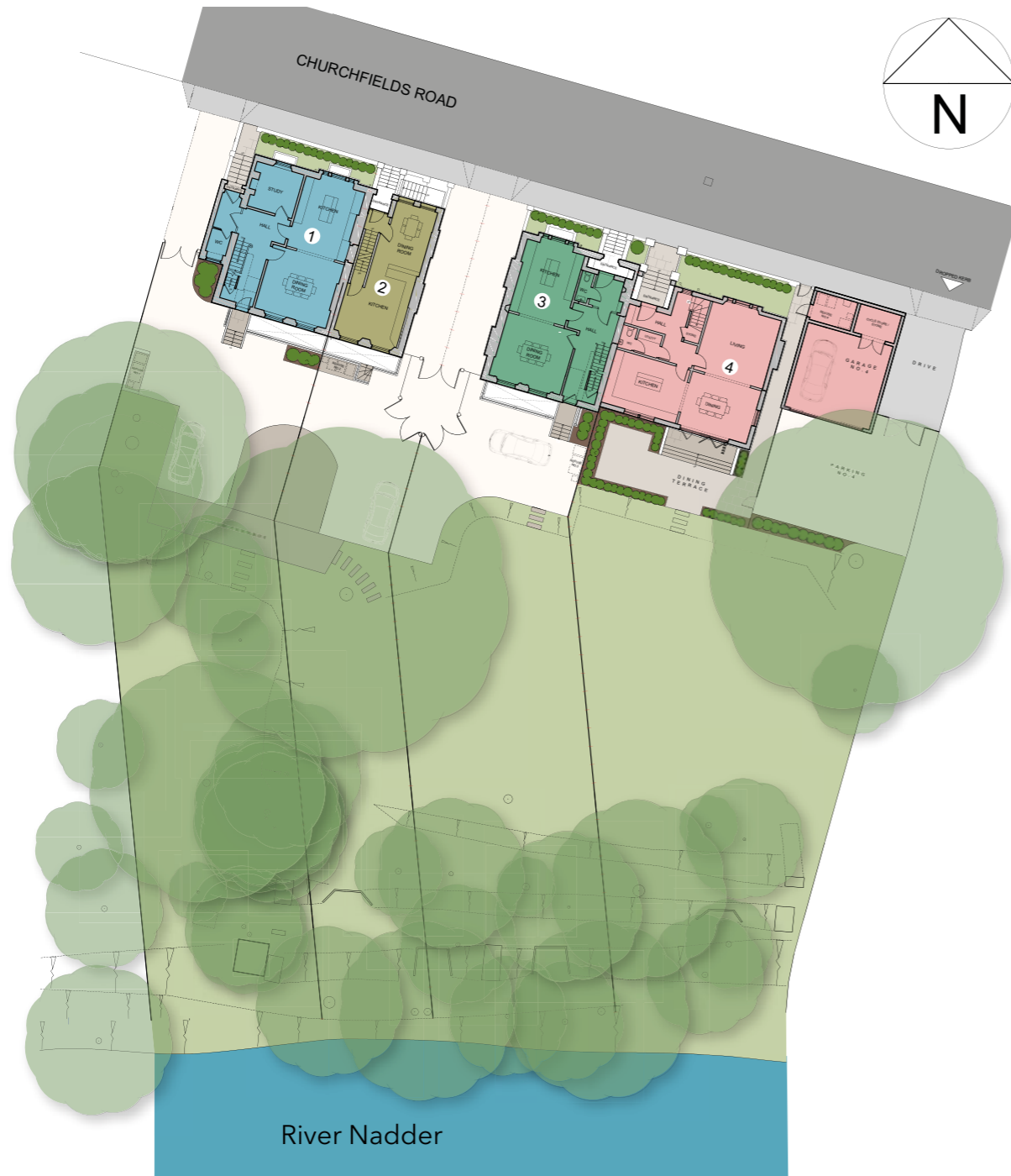
GROUND FLOOR



FIRST FLOOR



GARAGE



QUALITY FINISH AND SPECIFICATION

Every one of our homes is individually designed with meticulous attention to detail throughout. At Grosvenor Riverside each one of our properties enjoy...

- Thermostatically controlled underfloor heating on all lower ground floors. Radiators on all other floors.
- Electric Car Charging points
- Bespoke kitchen designed in house to purchasers requirements for early reservations.
- Floor finishes: Engineered wood plank, stone or porcelain tiles to main use areas. Neutral carpeting to the bedrooms and other living areas.
- EPC ratings are predicted to be high C or B. Well insulated.
- Acoustic and vibration testing has been carried out and the necessary measures put in place to provide sufficiently high sound reduction performance. Vibration testing shows levels to be low enough as to not need any mitigation.
- All properties to benefit from building regulation sign off and a Professional Consultants Certificate policy for further piece of mind.
- Due to the nature of refurbishment, the properties are subject to possible layout changes.



View from plot 4 garden of the River Nadder



Old Sarum



Salisbury Cathedral



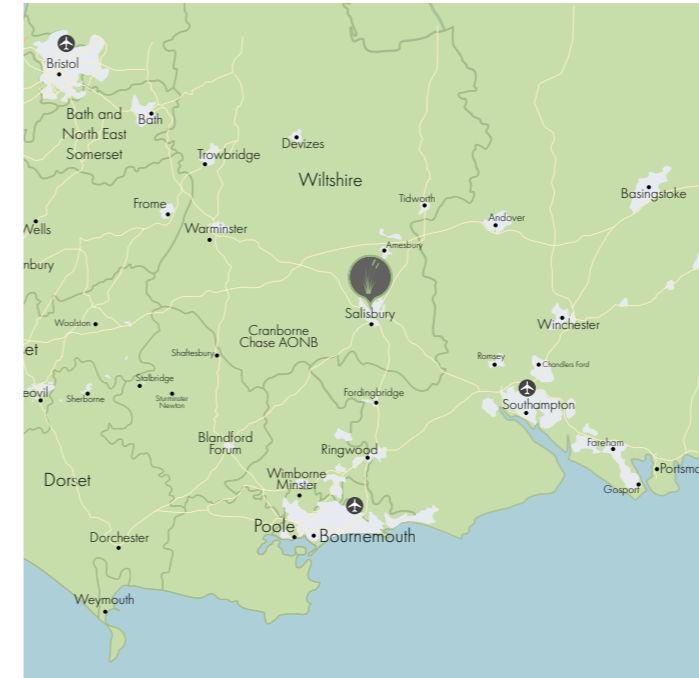
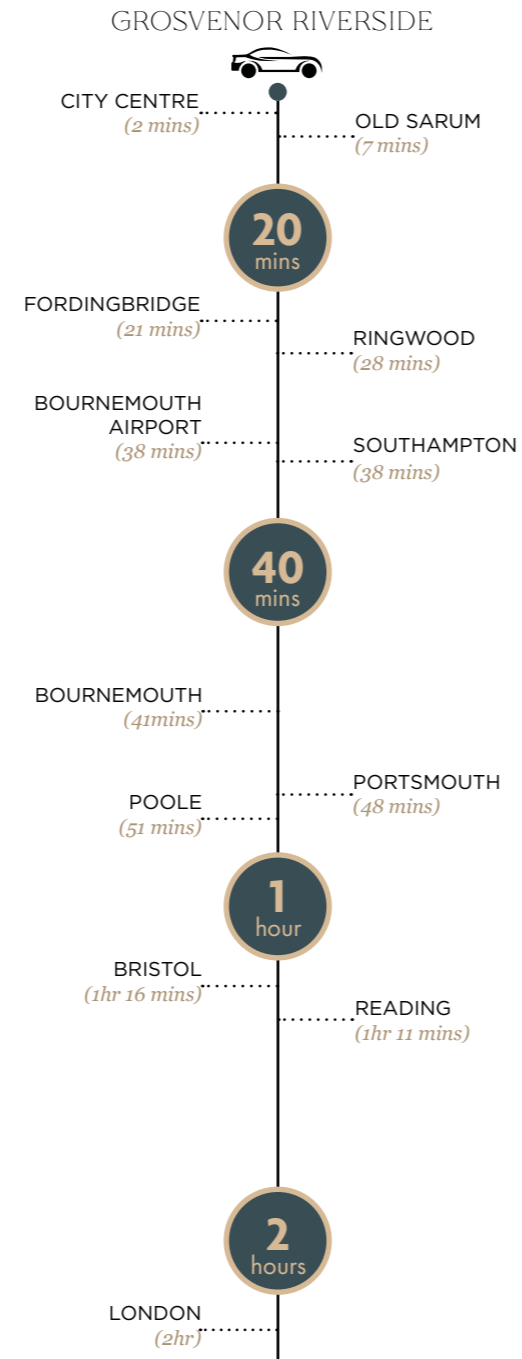
River Avon

IN THE HISTORICAL CITY OF SALISBURY

Salisbury has some excellent road and rail links across the south and to London, making this a very accessible and desirable city location. Salisbury train station is on the Great Western Railway and the South Western Railway line between London Paddington and Penzance and London Waterloo and Weymouth, with the average time from Salisbury to Waterloo being 1.5 hours. The drive to London along the A303 and M3 makes a drive to London around 2 hours.



Please note: it is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists' impression, photographs, floor plans, configurations and layouts are included for guidance only. The developer and agent therefore wish to make it clear (in line with Property Misdescriptions Act of 1991) that none of the material issued or depictions of any kind made on behalf of the developer and agent, can be relied upon as an accurate description in relation to any particular or proposed house or development. All images must be treated as 'illustrations' and are provided as guidance only. These illustrations are subject to change without notice and their accuracy is not guaranteed; nor do they constitute a contract, part of a contract or warranty.



Strictly by appointment only with Myddelton & Major, please contact Chris Holford for further information.

Chris Holford
Myddelton & Major
 49 High Street, Salisbury, Wiltshire, SP1 2PD

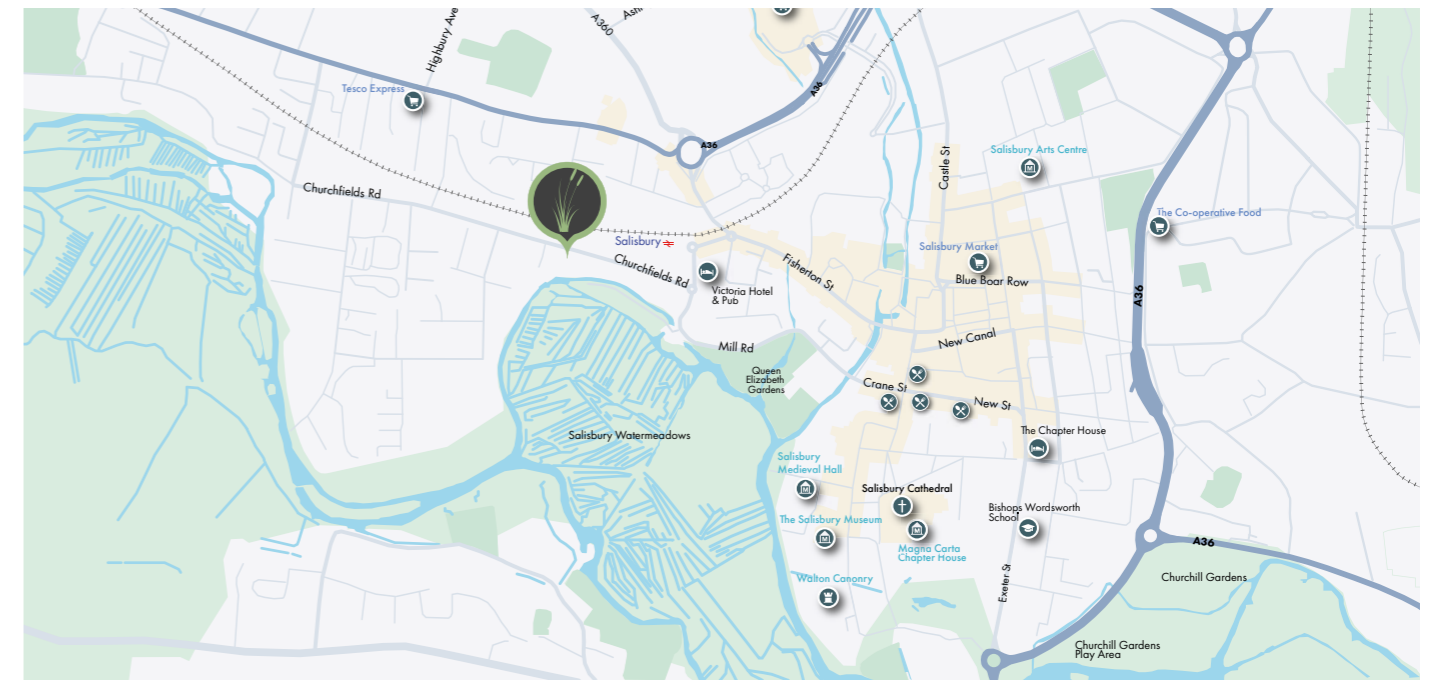
Tel: 01722 337575
 M: 07817 299 577
 Email: chrisholford@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major

49 High Street Salisbury Wiltshire SP1 2PD

01722 337575

www.myddeltonmajor.co.uk







WOOLAVINGTON
HOMES

Woolavington Homes
Middle Gaer, Cwmyoy, Abergavenny, Monmouthshire, NP7 7PA
www.woolavingtonhomes.co.uk