

# Myddelton&Major

13 Churchfields Road

SALISBURY





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WESSEX





13 Churchfields Road, Salisbury,  
Wiltshire, SP2 7NH

- Fantastic Condition
- Opposite Mainline Station
- South Facing Garden
- Riverside Garden
- Off Road Parking
- 4 Double Bedrooms
- Bathroom and Shower Room
- Stunning Kitchen/Dining Room
- Original Features
- Lovely Views

Built in 1865, this stunning townhouse has been lovingly maintained and greatly improved by the current owners with careful attention to detail, for example chrome brass switches and traditional radiators, making it a stylish and comfortable place to fully enjoy city living. The steps up to the front door give a sense of grandeur and once inside, you have two rooms on the ground floor level, one a cosy sitting room and the other a games room. The sitting room, at the front of the house has fitted shelves either side of the chimneybreast, coving and original floorboards. The floorboards continue into the games room, this room could just as easily be a formal drawing room or dining room, with access out to the garden and an open fire place. Stairs down take you to a beautiful kitchen/ dining room on the lower ground level, the room is double aspect making full use of the whole of the depth of the level, with a window and external door to the front and a window and external door to the rear. There is a good range of worktop and storage units as well as a central island. The style is period, yet contemporary one, with a smart wood effect tiled floor. Also on this floor is a useful utility, housing the modern boiler and pressurised water tank, and WC. On the first floor, there are two double bedrooms, the rear one, with lovely views has smart panelling and both having wooden floor boards. The bathroom has a wonderful freestanding rolltop bath and dual sink units. On the 2nd floor, there are two further double bedrooms, with eaves storage and a shower room. The rear bedrooms enjoy lovely views of the river and water meadows.

A stunning townhouse with four bedrooms, opposite the station, off road parking and a south facing garden down to the river Nadder.

Tenure: Freehold      Size: 1,999 ft<sup>2</sup>      EPC Rating: D (63)      Council Tax Band: E



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Services - All mains services connected.

Wilton 3 Miles      •      Market Place 0.6 Miles      •      District Hospital 2 Miles      •      Stockbridge 16 Miles





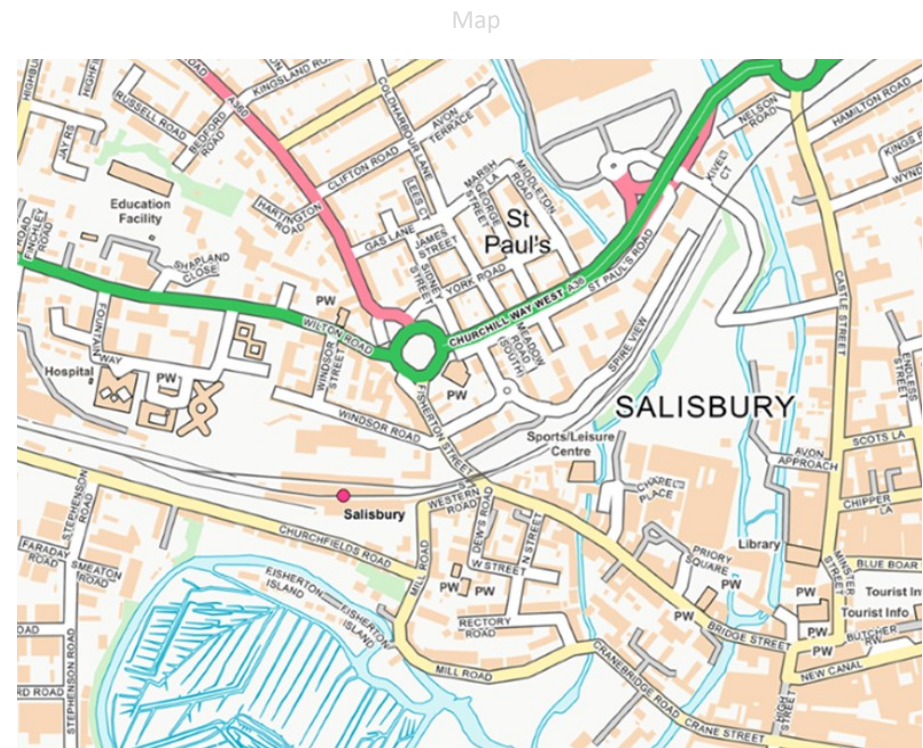


## Outside

From the ground and lower ground floor levels, you can access the rear garden. A newly block paved area provides the option for parking multiple cars or space for outdoor furniture. There is a carport with room to park a car and storage. Behind the driveway, the garden slopes gently down to the river Nadder, giving a delightful contrast to the city living imagined from the front of the property and glimpses through the willow of the water meadows beyond. The garden is mainly lawn with mature hedging bordering both sides and a brick path down the middle to a terrace on the riverside. To the front of the property is a useful storage area at the lower ground level, ideal for cycle parking and is accessed by steps down or from the kitchen door.

## Location

No. 13 is in an excellent position in Salisbury, literally a stones throw from the station, with journey times direct to London Waterloo of 90 mins, but also being a level walk from all the city's facilities – shopping, twice weekly market, leisure and the cathedral.

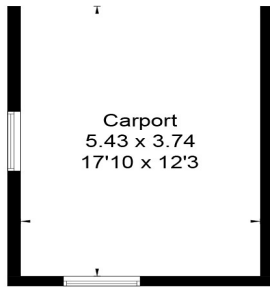




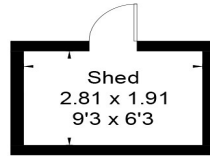




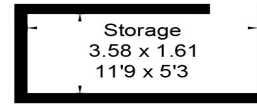
Approximate Floor Area = 185.7 sq m / 1999 sq ft



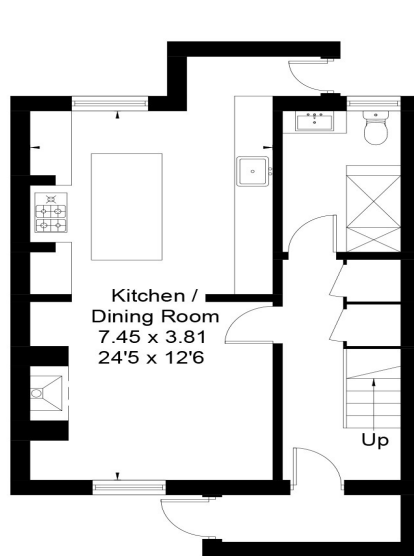
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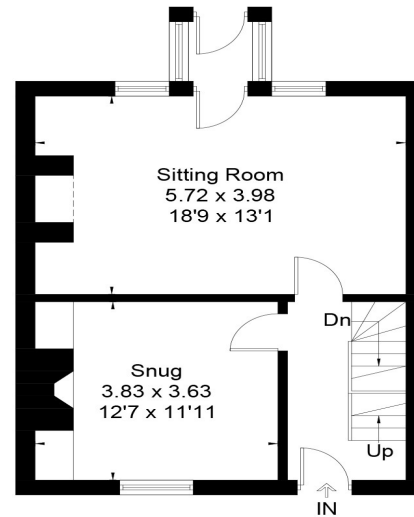
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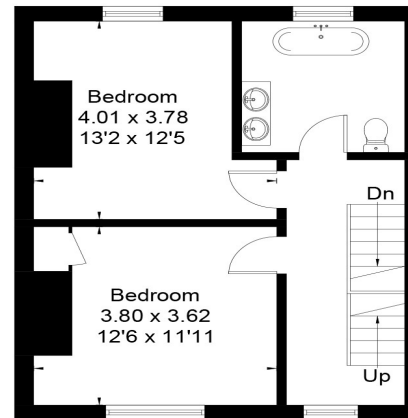
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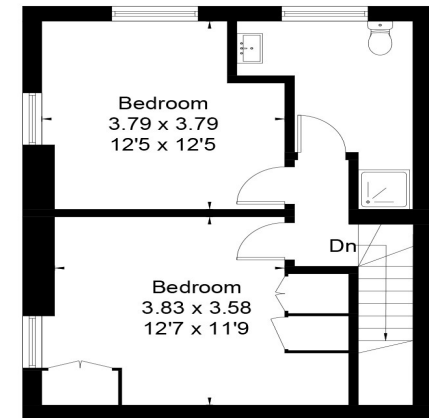
Lower Ground Floor



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 #79139

Disclaimer Notice

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