

Myddelton&Major

20 Moberly Road
SALISBURY



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20 Moberly Road Salisbury, SP1 3BY

- Four Bedrooms
- Three Receptions
- Open Plan Living
- Light and Airy Accomodation
- In Catchment to Grammar Schools
- Three Bathrooms (2 ensuite)
- Home Office
- Stunning Interior Design
- Walkable into the City
- Off-Road Parking & Garage

The Property

20 Moberly Road is a stylish four bedroom family home, beautifully presented following a full program of refurbishment and ongoing maintenance. The property offers outstanding light and airy living space using interior design favourites such as: timber parquet flooring and plantation shutters as well as very well finished neutral paintwork which gives the property a wonderful contemporary meets traditional style.

There is a light and open plan feel to the ground floor with three reception areas to dive to and a home office.

The kitchen is a real feature of the property with its dual colour units offering plenty of above and below counter storage, worksurface is polished granite with a cleverly integrated circular timber breakfast bar. The oven is mounted at chest height, helpful for those not wishing to bend down so much. Glazed double doors lead directly out to the south facing terrace. There are three sets of French windows leading to the garden.

Much of the open plan living space is courtesy of two single storey extension which are open into the eaves and give a wonderful feeling of height with exposed timber beams.

Upstairs there are four bedrooms and three well appointed bathrooms (2 ensuite). The principal bedroom has added space for a dressing room and an ensuite which has a bath and separate shower cubicle.

An absolutely outstanding four bedroom family home in a fantastic location with beautifully presented accommodation, parking, a garage and walkable to the city.

Tenure: Freehold

Size: 2,325 ft²

EPC Rating: D (61)

Council Tax Band: E



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Services - All usual mains services are available. Ofcom suggests download speeds of up to 1800mbps and all major mobile networks should have full connectivity.

Train Station 1 Miles • Wilton 3.5 Miles • Bath 43 Miles • Market Square 0.9 Miles









Outside

The house is set in a well balanced plot with the gardens as well planned and beautifully presented as the house. A decent rectangular lawn is abounded by well planted beds with pathways leading to a home office which has light and mains power. The garden is well established and offers plenty of privacy when the leaves are on the trees. A terraced area is located directly outside the house and perfectly positioned to enjoy the south facing orientation. To the front of the property is a small garden providing an excellent buffer to the road, it is very well presented and also features off road parking leading up to an integral garage.

Location

For someone new to the area, Moberly Road is where you want to be, it is a highly sought-after and peaceful residential road located just outside the ring road, yet still within very easy reach of the centre of the Cathedral City of Salisbury. From the elevated position of number 20 is an attractive glimpse of the cathedral and the rolling hills beyond, with the home being only a short walk to nearby Victoria Park.

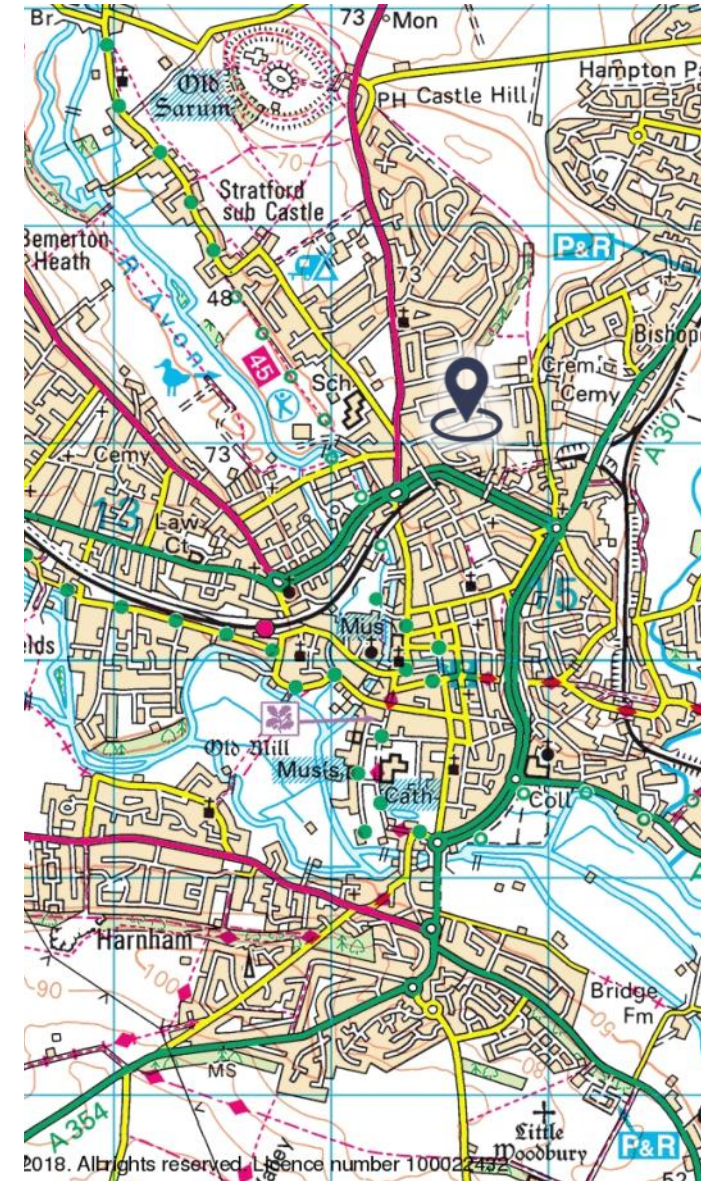
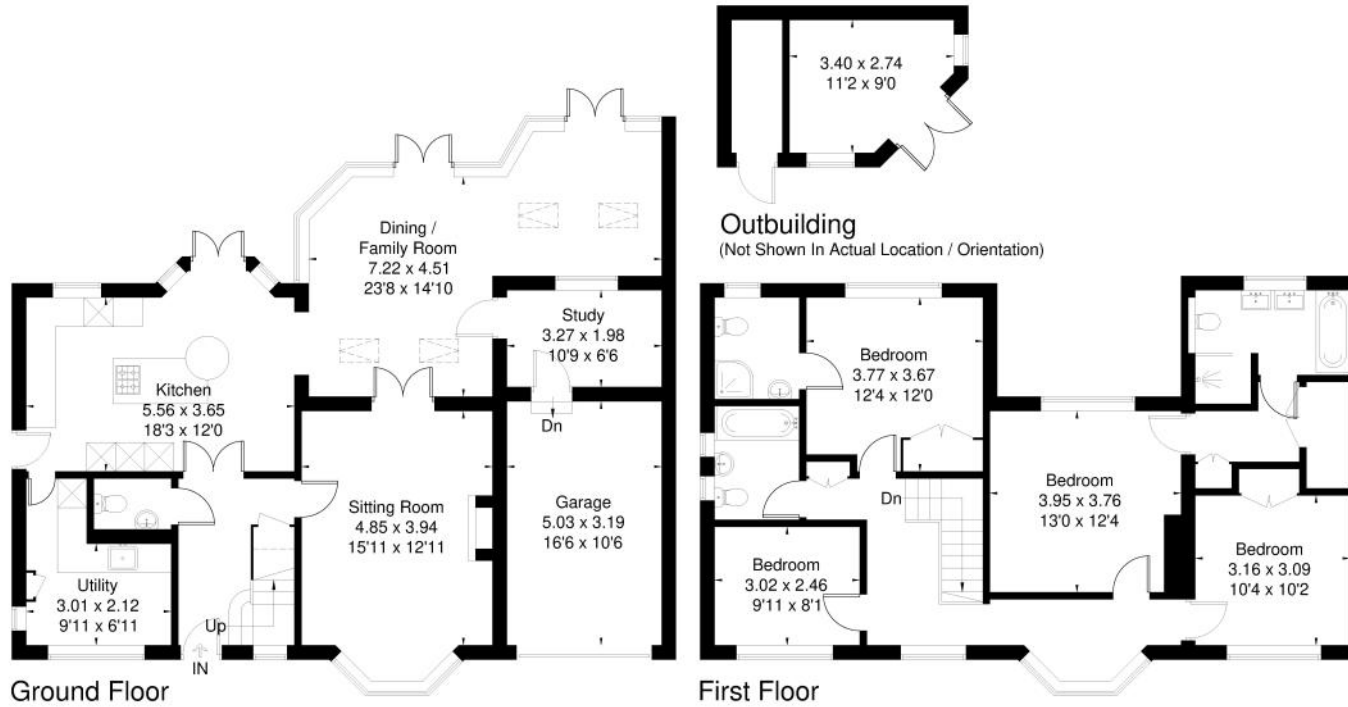
Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

Salisbury's prized grammar schools of Bishops and in particular South Wilts Grammar school for girls are with walking distance. Salisbury also offers some excellent local private schools including: The Cathedral School, Leehurst Swan, Godolphin and Chafyn Grove





Approximate Floor Area = 204.7 sq m / 2203 sq ft
 Outbuildings = 11.3 sq m / 122 sq ft
 Total = 216.0 sq m / 2325 sq ft



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