

# Myddelton&Major

KINVARA HOUSE  
28 CASTLE ROAD  
SALISBURY









An elegant and stylish four double bedroom period townhouse set close to the centre of the city with a lovely garden, off road parking and a garage.

Tenure: Freehold

Size: 2,123 ft<sup>2</sup>

EPC Rating: D (61)

Council Tax Band: E



4



2



3



3

Services - All Mains services are connected. Ofcom suggests Ultra fast broadband of 1800mbps is available and that all main mobile providers are likely to have service

Market Square 0.6 miles • A303 (Amesbury) 7.5 Miles • Railway Station 0.8 Miles

## Kinvara House, 28 Castle Road Salisbury, Wiltshire, SP1 3RJ

- Four Double Bedrooms
- Period Features and Proportions
- Garage
- Large Outbuilding/ Office
- Fibre Broadband -1800 mbps
- Three Bathrooms
- Off-Road Parking
- Lovely Gardens
- Close to the City Centre
- Walkable to Grammar Schools

### The Property

Set on the outskirts of the city centre but within easy walking distance of all local amenities Kinvara House is an elegant and substantial detached four double bedroom period townhouse sitting on an attractive Edwardian road with excellent communication links.

This wonderful stylish home offers comprehensive and well laid out accommodation with period features and proportions giving a feeling of space and light. The property is well balanced with off-road parking to the front and a lovely garden to the rear with a large timber outbuilding perfect for a multitude of uses.

On entering the property there is an immediate feeling of the quality of the house which one expects from a period townhouse such as plaster cornicing and high skirting, joyful colours shine through an authentic stain glass front door.

The front reception room has a fire place (untested) high ceilings and a large bay window with sash windows looking out over the gravel drive, on through the hall to an impressive open plan dual aspect living space with room for a sitting room and dining table, French windows open out onto the side of the property and further large windows bring in substantial light.

A large hand made, bespoke kitchen constructed from solid wood has plenty of storage within timber below counter cupboards and space for a kitchen table, there is an inset butlers sink set into a mahogany worksurface. Glazed doors lead directly outside and on through to a home office and downstairs bathroom, double glazed doors lead on to the West facing garden.

Upstairs is a real feature of the property with four fantastic double bedrooms, the master of which features a large East facing bay window and its own bathroom. A further well appointed bathroom services the other three bedrooms although they all have their own sinks and one has its own incorporated shower cubicle.





















## Outside

To the front of the property is a gravel drive large enough for two cars, it is partly set behind a low brick wall and is screened by a mature hedge. There is a single garage which opens at both ends and leads through to a paved side return which offers space for outside dining. The main garden is West facing and enjoys sunshine for most of the day, it is well established and offers a high degree of privacy for a city house. The garden is laid mainly to lawn and is abounded on two sides by a mature evergreen hedge protecting it from any northerly wind. The flower beds are well established and there is a large timber outbuilding (with Kingspan insulation) at the end of the garden perfect for use as a home office, studio, workshop or games room.

## Location

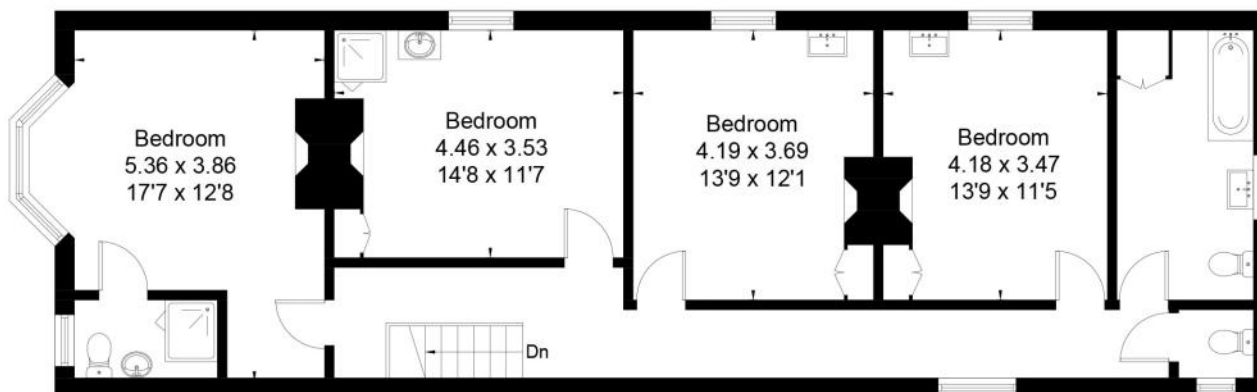
Castle Road is one of the most prominent roads in Salisbury leads north to the A303 and south onto the city bypass, it is easily walkable to Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square. Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Local shops supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include. Pret a Manger, Boston Tea Party, Culture Coffee and Sonda. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The newly opened Everyman Cinema is close by and offers a more luxurious cinematic experience. Shops include: Bradbeers Department Store, Greenfields Gunmakers, Waterstones, Cook, Reeve the Baker and H R Tribbeck and Sons Jewellers.

There is a comprehensive offering of primary and secondary schools in both the private and state sectors, in particular, South Wilts Grammar School is minutes away as is Leehurst Swan preparatory school. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is an easy from the property.

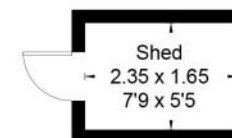




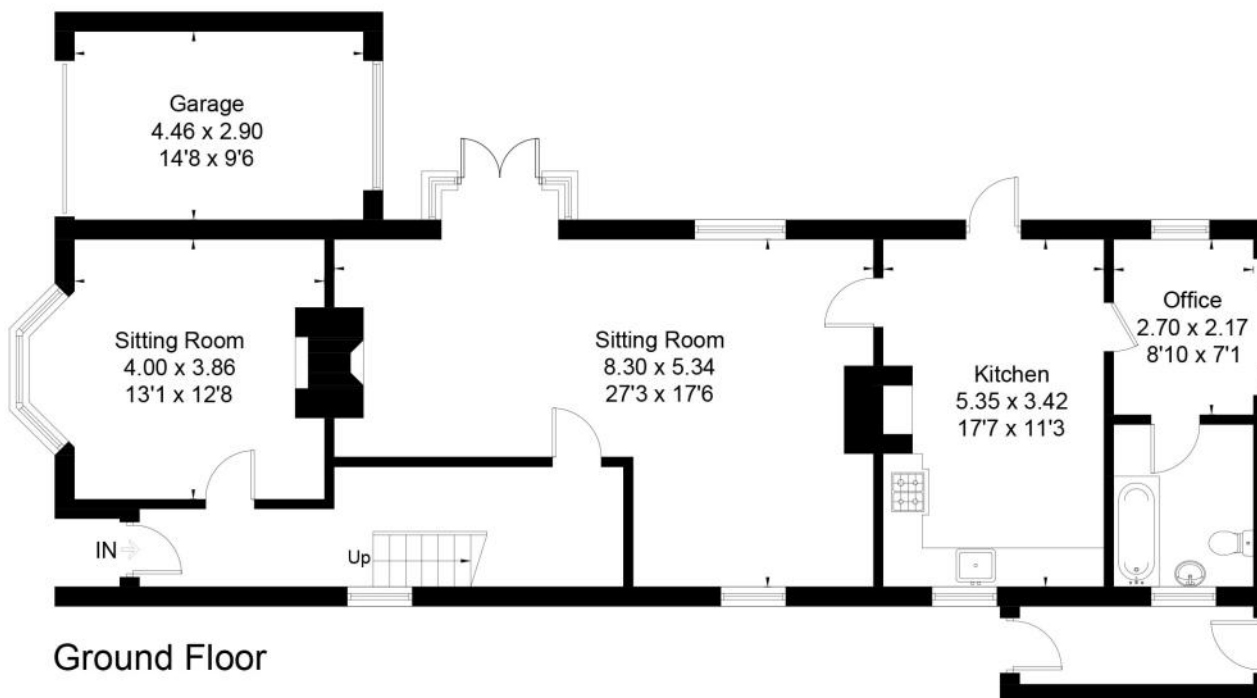
Approximate Floor Area = 197.2 sq m / 2123 sq ft  
 Outbuildings = 43.4 sq m / 467 sq ft  
 Total = 240.6 sq m / 2590 sq ft  
 (Including Garage / Excluding Shed)



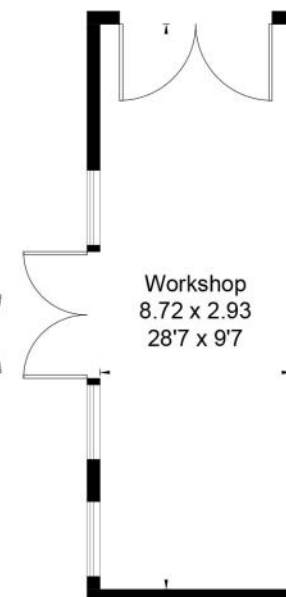
First Floor



(Not Shown In Actual  
Location / Orientation)



Ground Floor



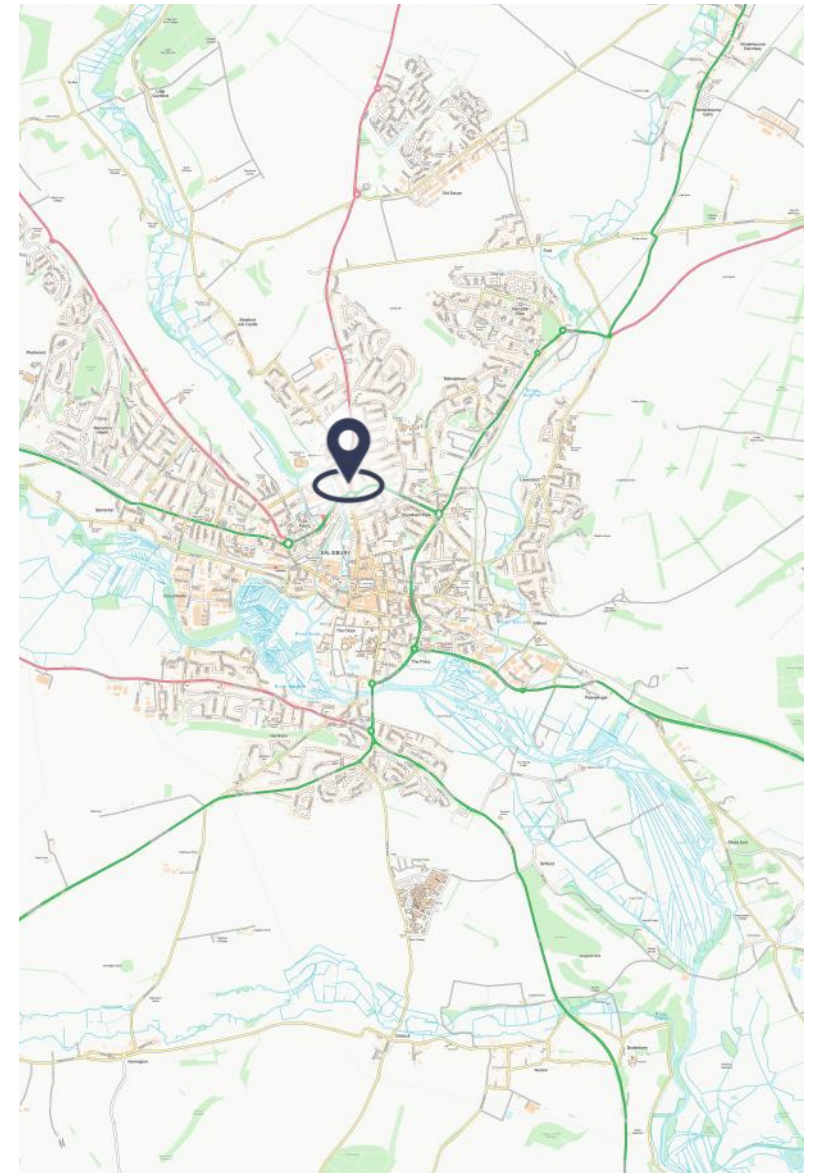
(Not Shown In Actual  
Location / Orientation)



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 #89626





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