

# Myddelton&Major

The Mews, Salisbury Road  
COOMBE BISSETT





## The Mews, Salisbury Road Coombe Bissett, Salisbury, SP5 4JT

- Four Bedrooms
- Two reception Rooms
- Three Bathrooms
- Driveway Parking
- Double Garage
- Courtyard
- Adaptable Accommodation
- 2107 Sq Ft
- Characterful
- Popular Village

### The Property

The Mews is a distinctive and characterful property, its red-brick façade and angular wings give it a unique presence. The versatile accommodation and light-filled rooms offers a flexible layout that could suit a variety of lifestyles or family setups.

Stepping into the welcoming reception hall, you're drawn into a dual-aspect, L-shaped sitting room, a relaxing retreat centred around a characterful brick-built fireplace. The smaller arm could be used as a lovely study or reading area. Beyond the staircase lies the formal dining room, ideal for entertaining family and friends. An inner hallway leads through to the heart of the home: an impressive kitchen/breakfast room, where a vaulted ceiling with exposed beams enhances the sense of space. Fitted with a combination of high and low cabinetry topped with wood worksurfaces, the kitchen includes a charming green Rayburn, complementary tiling, and a casual dining area that steps up to a cosy seating zone—making it a superb hub for everyday living.

A generous utility room sits off the kitchen and offers potential to be re-purposed into a kitchen for a self-contained annexe. A courtesy door provides internal access to the garage. A second room adjoining the kitchen could be adapted to further purposes, further enhancing the flexibility of the accommodation.

The property offers four bedrooms and three bathrooms, including a lower-level bathroom with both bathtub and shower cubicle.

A charming and individual property located in the ever popular village of Coombe Bissett.

Tenure: Freehold

Size: 2,107 ft<sup>2</sup>

EPC Rating: E (40)

Council Tax Band: F



4



2



3



2

**Services** - Mains electricity & Water, Private Drainage, Oil fired central heating. Ofcom suggests broadband speeds of up to 80Mbps are available.

Salisbury 3.4 Miles • Southampton 25 Miles • Bournemouth 26.3 Miles • New Forest 11

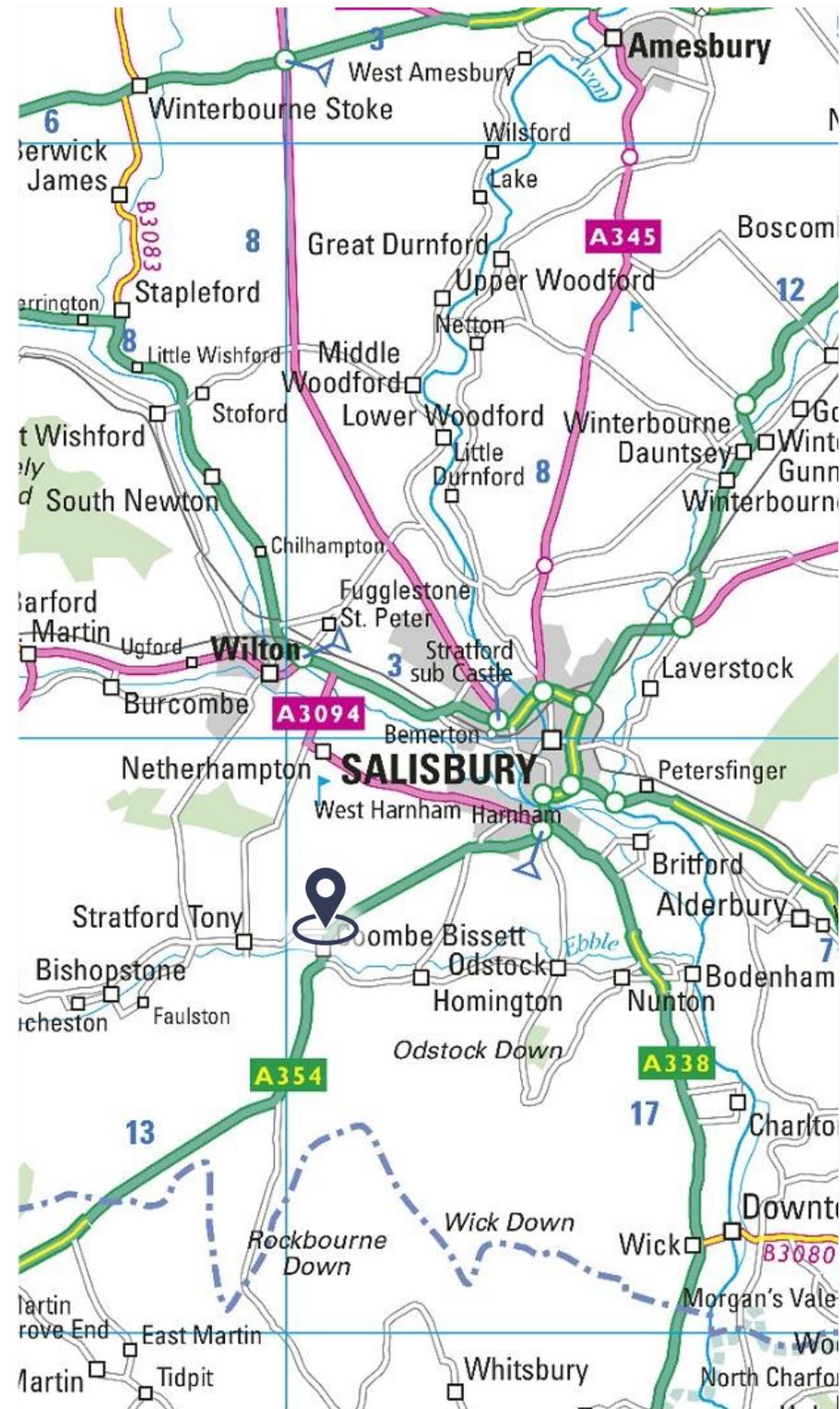


## Outside

Timber gates set within classic brick pillars mark the entrance to The Mews, opening onto a paved driveway bordered by a charming low-level brick and flint wall and a row of mature trees. The driveway offers ample parking and leads to a double garage, ensuring both convenience and security. A retaining wall alongside the house forms an attractive planting pocket, while trellises fixed to the elevation encourage climbing shrubs to embellish the façade. Neatly positioned evergreen shrubs by the utility room door add year-round greenery, and a secluded area near the entrance offers an ideal spot for garden furniture—perfect for a quiet morning coffee or evening unwind.

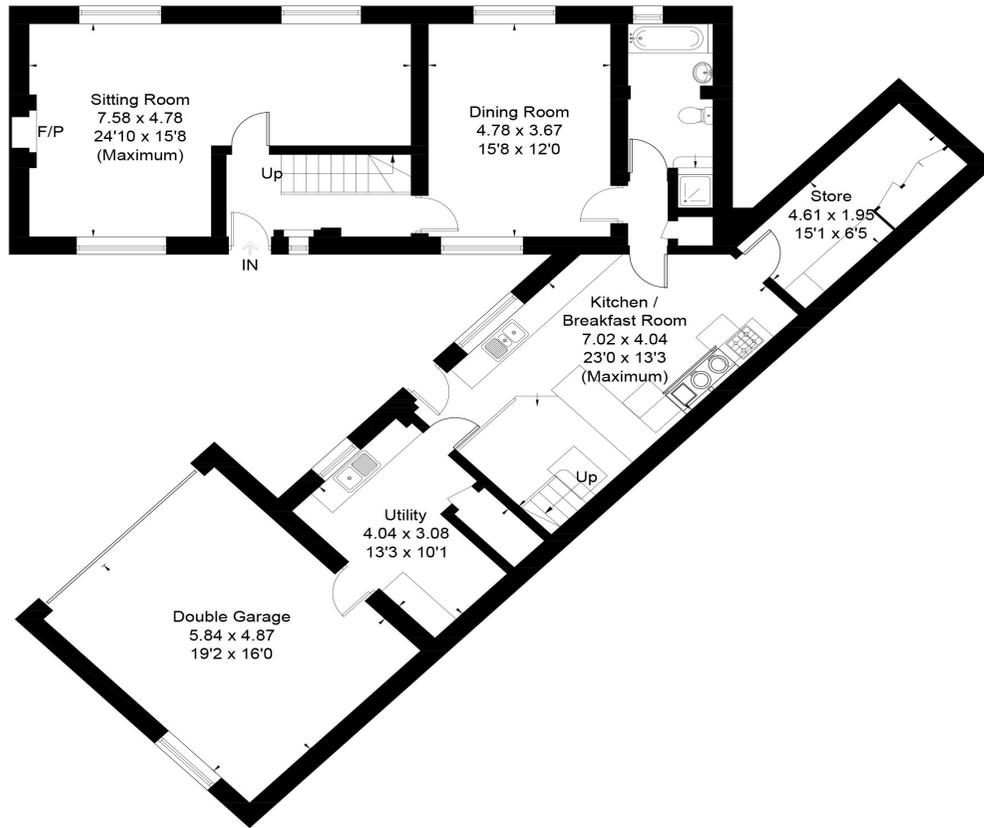
## Location

Coombe Bissett is well known as a very popular village lying some 4 miles south-west of the cathedral city of Salisbury and within the catchment area for Salisbury's South Wilts Grammar School and Bishop Wordsworth Grammar School. The village supports a wide range of facilities including a public house, a village hall, popular tennis courts, a well-thought of primary school, boutique village shop with post office, dry cleaning and artisan baked goods. St Michael and All Angels church has a good following and there are numerous other clubs and societies. Activities in the village include, tennis, cricket and drama clubs, and on Wednesday mornings there is tea and coffee and a book swop in the church. The nature reserve is just up the hill past the school with miles and miles of beautiful scenery and walks. There is a regular bus service through the village to Salisbury (via Salisbury District Hospital) which has a wider range of shopping, educational, leisure and cultural facilities as well as the mainline station with trains to London Waterloo, journey time approximately 90 minutes.

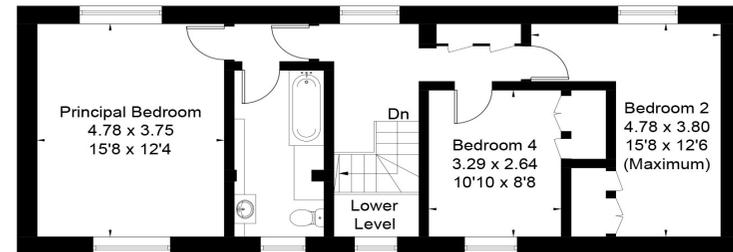




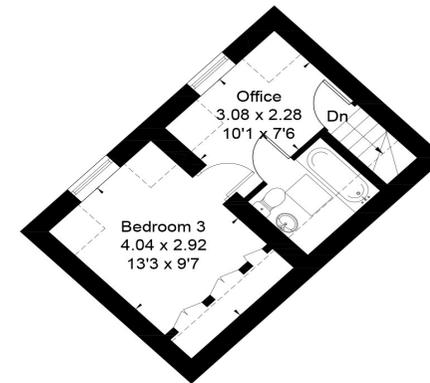
Approximate Floor Area = 196 sq m / 2107 sq ft  
 Garage = 28 sq m / 306 sq ft  
 Total = 224 sq m / 2413 sq ft



Ground Floor



First Floor



Floor Above Garage



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