

The Mount
Harnham/Salisbury





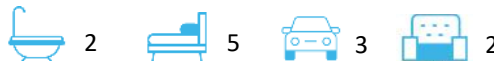
A substantial, five bedroom period townhouse set in one of Salisbury's most sought after areas with far reaching rural views to the south with parking and gardens.

The Mount

Old Blandford Road, Harnham, SP2

Guide Price:

£815,000



- Five Double Bedrooms
- Dining Room/Sitting Room
- Light and Spacious Feel
- South West Facing Rural Outlook
- Edge of City Location
- Two Large Bathrooms
- Large Kitchen/Breakfast Room
- 2689sqft Accommodation
- Period Features
- Excellent Rural Walks

The Property

The Mount is an outstanding five bedroom family home, beautifully presented with period features throughout. The property has been the subject to an extensive program of renovation and redecoration under the current owners and presents with nothing to do. Taking into account the remarkably light interior the decoration is of a more contemporary design which has been integrated well with attractive character features. The Mount has a wonderfully spacious feel throughout.

The period front door opens into a spacious 'room size' hallway perfect for a festive Christmas tree. The ground floor has two large reception rooms, the dual aspect dining room flows into the kitchen presenting fabulous entertaining space. The sitting room is also adjacent the kitchen and offers up comfortable and stylish living space with engineered timber flooring and an inset woodburning stove with what is believed to be, an original fire surround.

French windows bring in substantial light and lead out to the terrace and garden beyond. The modern kitchen has a tiled floor and plenty of above and below counter storage, plus a large walk in pantry. Work surfaces are of polished granite with an 'Insinkerator' boiling water tap and an inset porcelain sink and drainer, perfectly positioned to look directly out to the garden. The dual aspect kitchen includes large feature windows and double French doors to the terrace to present a light airy space. An authentic modern single story extension adds in a downstairs WC.

Upstairs to the first floor and an open landing leads to three double bedrooms and a very well appointed family bathroom, on up to the second floor and two further double bedrooms, each with fantastic views and a stylish second bathroom.

Services - All mains services are connected. Gas, Electricity and Water. Private drainage is to a septic tank situated off-plot. Ofcom suggest Superfast broadband speeds are available and all major phone network providers suggest good service

Tenure

Freehold

EPC Rating

D (62)

Outgoings

Council Tax Band: F

Size

2689 sqft











Outside

The Mount sits in a wonderful plot with attractive gardens situated to the front and rear of the property. The main gardens face to the South West and feature an attractive and substantial Indian sandstone terrace with steps down to a lawned area with well stocked flower beds and bounded by timber fencing, mature with well stocked beds and a mature evergreen hedge. Included in the sale is a timber shed, greenhouse and wood stores. The position and outlook are wonderfully rural for its 'edge of city' location and ease of access to extensive amenities.

The Garden to the front of the property features a gated access to an extensive gravelled area and large mature garden, again with well stocked beds, specimen plants and shrubs, a large timber shed and bounded by quality close board fencing.

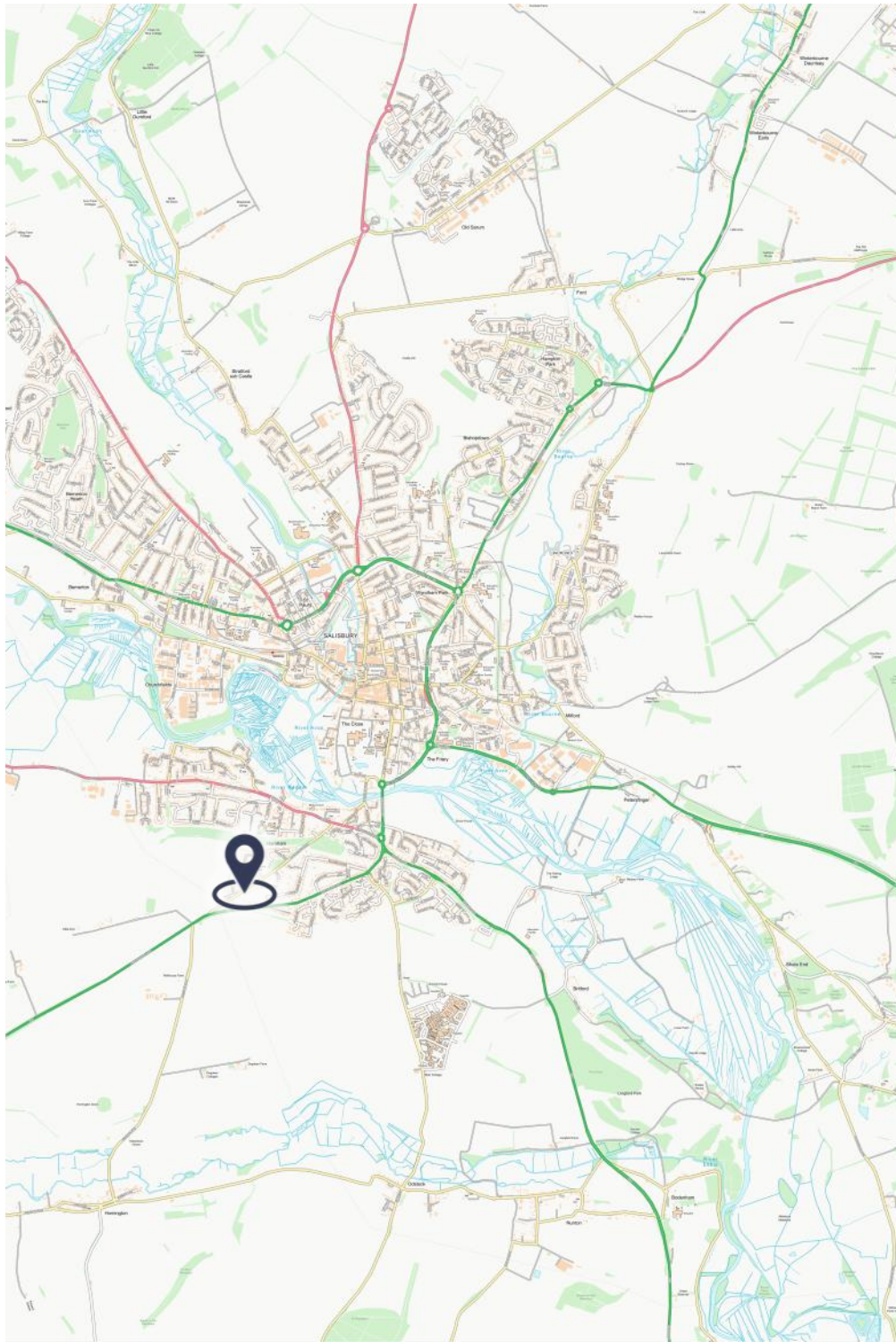
Location

Situated in the highly desired suburb of Harnham on the Southern most side of Salisbury City Centre.

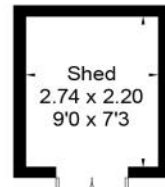
Easily accessible from the property are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School, Salisbury lawn tennis Club and South Wilts Golf Club. The city centre, Cathedral, train station and district hospital are all within approx. a mile and a half of the property. 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 and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.



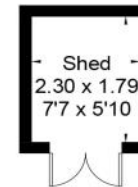




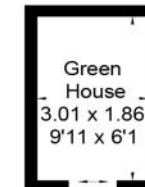
Approximate Floor Area = 249.8 sq m / 2689 sq ft
 Green House = 5.5 sq m / 59 sq ft
 Total = 255.3 sq m / 2748 sq ft



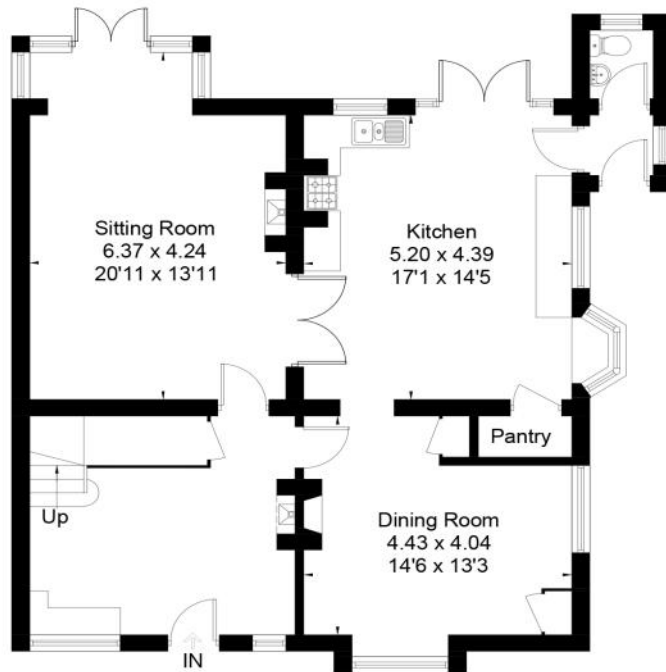
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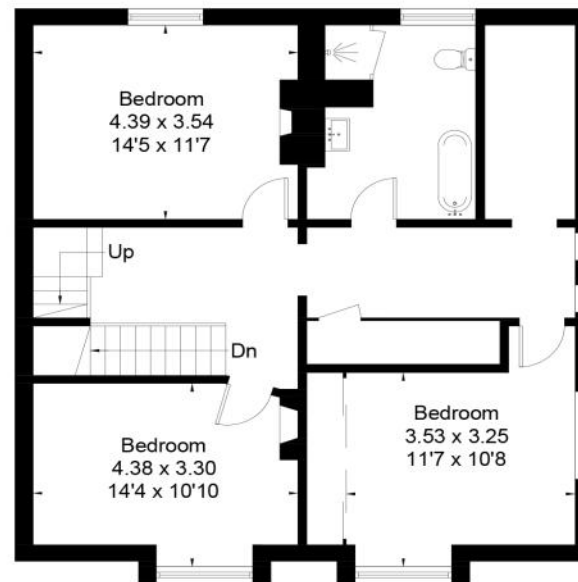
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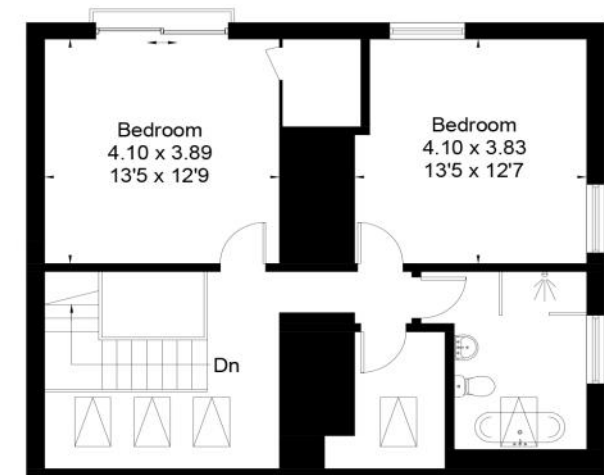
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Ground Floor



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 #67486

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