

Myddelton&Major

Dingle

PORTLAND AVENUE, SALISBURY





Dingle, Portland Avenue, Salisbury, SP2 8BS

- 5 Bedrooms
- Wonderful 1/3 Acre Garden
- South Facing Garden
- Close to Open Countryside
- Flexible Accommodation
- 2 Receptions
- Edge of City Location
- Generous Off -Road Parking
- Fast Broadband Available
- Scope for Modernisation

The Property

Located on the South Western edge of Salisbury in the district of Harnham, Dingle is a 5 bedroom family home with huge potential to modernise and make ones own. The gardens are of particular note with a total plot size of about 1/3 of an acre.

The accommodation provides flexible living with bedrooms on both the ground and first floor. On entering the property there is a small hall off which is located the dining room with views out across the garden. The dual aspect kitchen is next to the dining room and has plenty of above and below counter storage and space for a kitchen table.

The sitting room is a fantastic size and is incredibly light with its southerly aspect and wonderful views across the garden, a glazed door leads out to the terrace.

In addition to the living rooms there are three double bedrooms, a bathroom and a separate cloakroom.

Upstairs there are two further bedrooms, one with fantastic views out over the garden and beyond and one with a WC. There is further scope to improve the second floor subject to the usual consents.

A five bedroom family home set in a large plot on a popular no-through road, with fantastic south facing gardens and off-road parking.

Tenure: Freehold

Size: 1647 ft²

EPC Rating: D (60)

Council Tax Band: F



5



2



1



4

Services - All mains services are connected, Ofcom suggests web speeds of 1000 mbps are available.

Salisbury 1.5 Miles • Wilton 4 Miles • Shaftesbury 20 Miles • Stockbridge 16 Miles

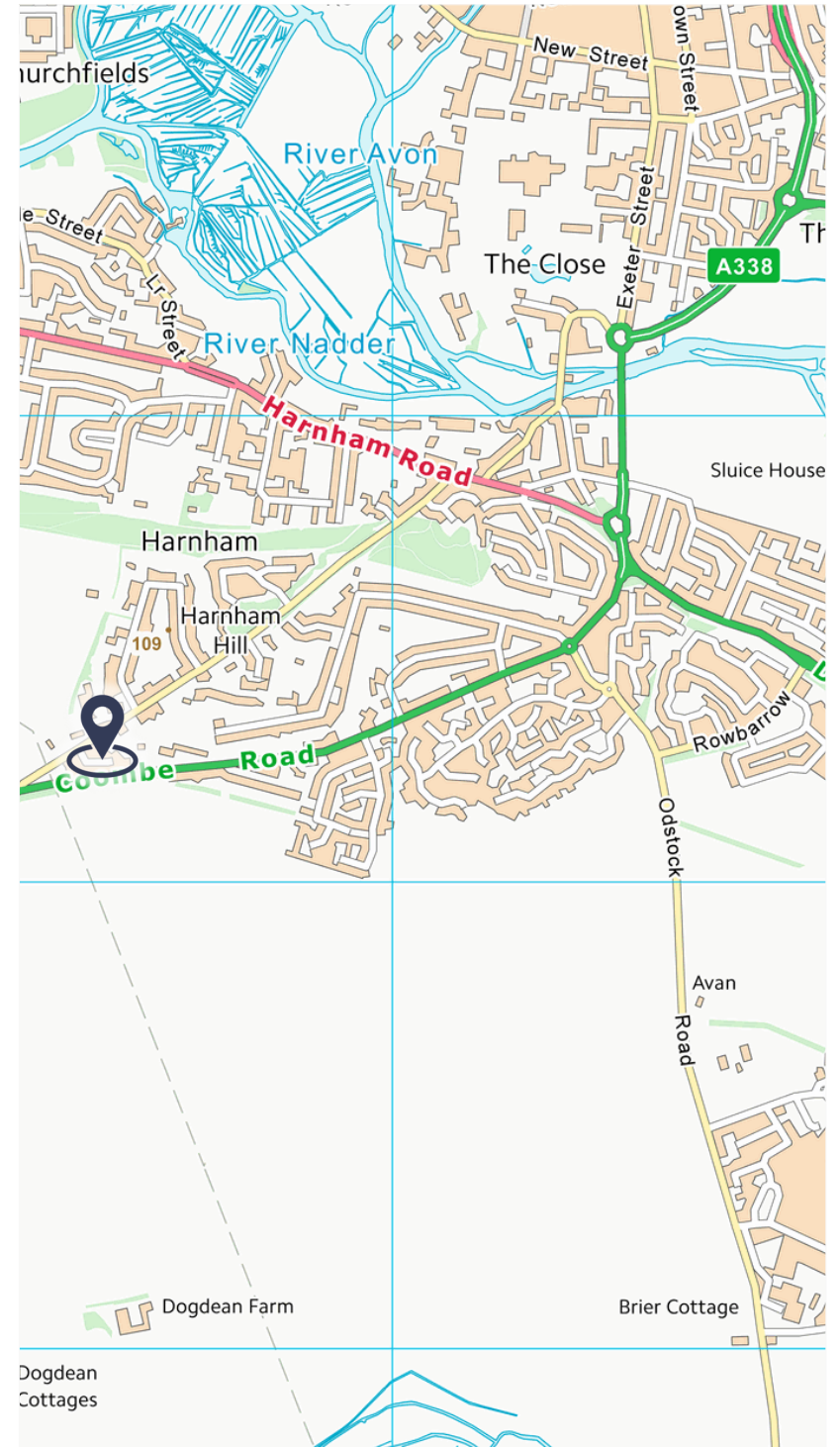


Outside

The property is set up a short drive leading up to the side of the house. Dingle enjoys commanding views over its substantial plot which offers plenty of scope for any budding gardener. The gardens are orientated to the south of the house and enjoy all day sunshine, they offer huge potential and are currently laid mainly to lawn but with well stocked flower beds and mature trees including some wonderful fruit trees. The boundaries are well established and provide a high degree of privacy.

Location

Dingle is situated on the south western edge of the Cathedral city of Salisbury with easy access to both open countryside and the city. Portland Avenue is a popular, private road on the very southern outskirts of Salisbury. Due to its location residents are able to enjoy both being able to walk to the city's facilities and also enjoy walks in open countryside. The property is well located for Salisbury District Hospital, Harnham Junior and Infant schools as well as both the boys and girls grammar schools and a wider range of state and private education. Within Harnham itself, there is a good range of day to day facilities including a post office with convenience store, two hotels with restaurants, tennis courts, and several churches, clubs and societies. The centre of the city hosts a good range of further educational, leisure, cultural and shopping facilities and also has the mainline station with London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of Playhouse and twice weekly charter market and there are regular bus services from Harnham to both the city centre and Hospital.





Approximate Floor Area = 153.0 sq m / 1647 sq ft (Excluding Shed)



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 #68825

Disclaimer Notice

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