



32 Devonshire Road, Salisbury, Wiltshire, SP1 3NW

Jordan &  
Mason



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A beautifully appointed and largely extended four-bedroom detached family house situated within this convenient and desirable residential location. Close proximity to grammar schools.



#### DISTANCES (ALL BEING APPROXIMATE)

SALISBURY CITY CENTRE 0.6 MILES (MAIN LINE STATION TO LONDON WATERLOO APPROX 80 MINS)

FIVE RIVERS LEISURE CENTRE 0.4 MILES

WAITROSE 0.5 MILES

SALISBURY RFC 0.6 MILES

#### ACCOMMODATION & FEATURES

- Superb family house within grammar school catchment
- Four well proportioned bedrooms
- Ensuite facilities to master bedroom
- Generous bay fronted sitting room
- Separate dining room with log burning stove
- Extended living kitchen with island
- Separate utility room
- Single garage
- Well landscaped south facing garden
- Home studio/garden office
- Gas central heating
- Double glazing
- Electric car charging point







## The Property

The property is a beautifully appointed and substantial older style four-bedroom detached family house which enjoys a light and airy atmosphere and a southerly aspect. The property enjoys a general sense of space and is well suited to family living. A large single story rear extension creates a generous dual aspect family kitchen/breakfast room, with central island and well fitted kitchen. From this room there is a useful larder cupboard, utility space and access to the integral garage. There are two generous reception rooms both of which enjoy good character and the dining room/family room features a log burning stove. There is a smart entrance hallway with turned staircase leading to a first floor landing. Accessed from this hallway there is a downstairs W.C.. Tasteful colour schemes and floor coverings have been used throughout and this continues into the first floor, where there are four well appointed bedrooms. The master bedroom features built-in wardrobes, bay window seat and ensuite shower room. There is also a well fitted family bathroom. Viewing of this exceptional family home is highly recommended.





**Sitting Room** 15' 10" x 12' 11" (4.82m x 3.94m)

**Dining Room** 14' 0" x 11' 5" (4.26m x 3.49m)

**Living Kitchen/ Breakfast Room**  
15' 10" x 12' 11" (4.82m x 3.94m)

**Utility room** 12' 2" x 6' 8" (3.70m x 2.04m)

**Garage** 25' 5" x 7' 5" (7.74m x 2.26m)

**Bedroom 1** 13' 10" x 13' 0" (4.21m x 3.96m)

**Bedroom 2** 16' 10" x 10' 5" (5.12m x 3.17m)

**Bedroom 3** 14' 1" x 11' 5" (4.28m x 3.47m)

**Bedroom 4** 8' 5" x 7' 3" (2.57m x 2.20m)

**Garden studio office/ Gymnasium** 15' 6" x 9' 7"  
(4.73m x 2.91m)



### Outside

Externally the property has been equally well kept with careful consideration to planting and ease of maintenance. At the front of the property there is a gravel driveway and this leads to an integral garage. At the immediate rear of the property and accessed from both



the kitchen and family room is a timber deck which is ideally suited to outside dining. A pathway continues along the eastern boundary towards a substantial timber built outside office. This well constructed outside office has power, lighting Wi-Fi connectivity (currently from main house) and serves as an excellent office, hobbies room, gymnasium. From this space there is a pleasant outlook onto an extensively landscaped section of decking which is well suited to alfresco dining. The remainder of the garden is predominantly laid to lawn with well-stocked and established borders. There is a second slightly raised seating area towards the kitchen breakfast room.



## SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

## FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

## VIEWINGS

By appointment only with Jordan & Mason  
Salisbury Office 01722 441 999

## TENURE

Freehold







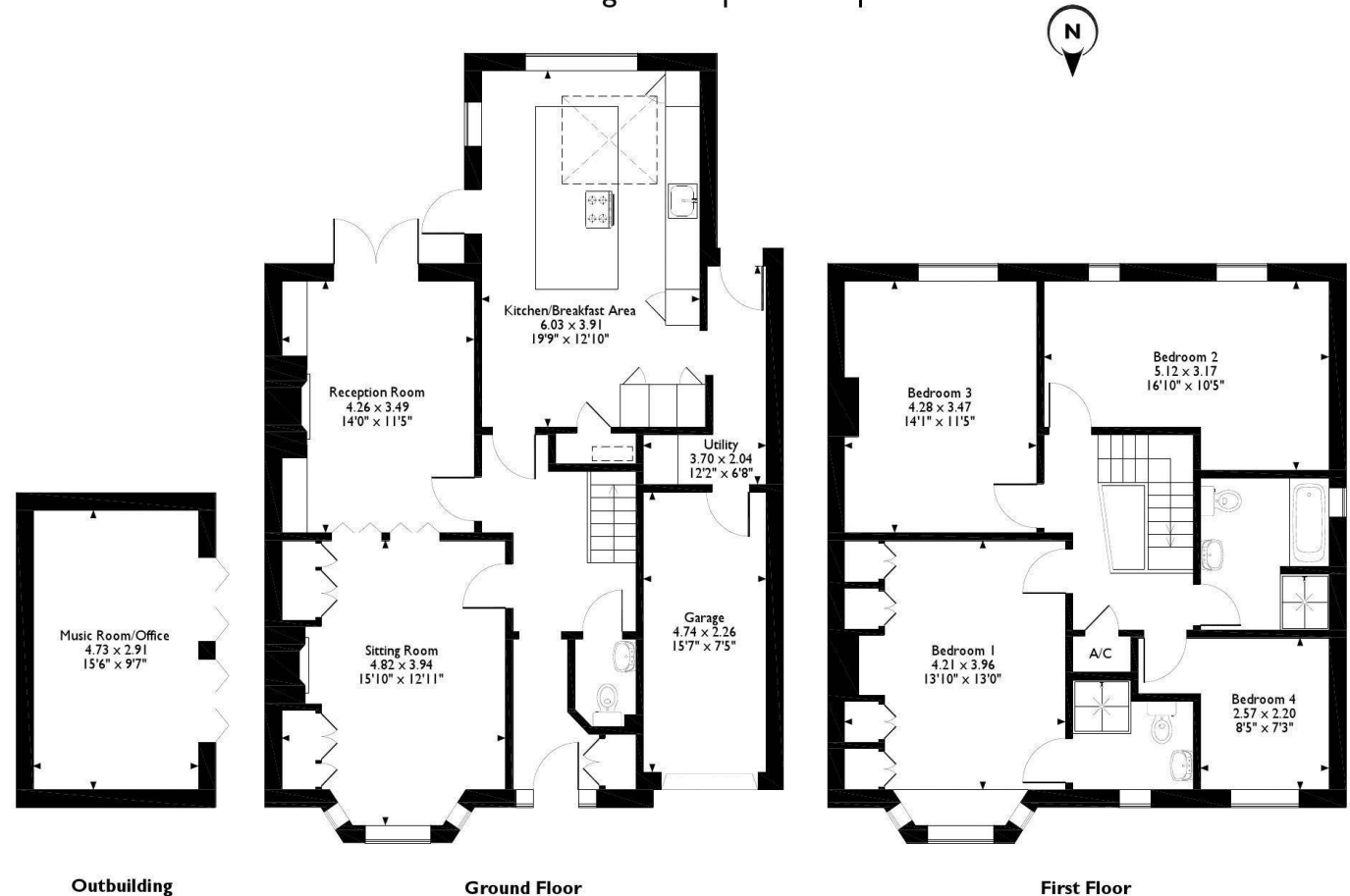
**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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32, Devonshire Road, Salisbury, Wiltshire  
Approximate Gross Internal Area  
Main House = 163 Sq M/1749 Sq Ft  
Outbuilding = 14 Sq M/148 Sq Ft

## DIRECTIONS

The property is easily accessible from the city centre and to locate the property continue along Castle Street to Castle Street roundabout. Continue straight over this roundabout taking the second exit into Castle Road and continue along this road towards Victoria Park. Take the second turning right into Cornwall Road. Continue for about 200 yards and at the T junction turn right into Devonshire Road. Follow the road around in the property can be found upon the right-hand side and can be identified by a Jordan & Mason For Sale Board.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Salisbury

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