



5 Grasmere Close, Salisbury, Wiltshire, SP2 8DG

Jordan & Mason

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£695,000 Freehold

This truly unique and exquisite home features an entrance lobby leading to a generous hallway that opens up into an impressive open-plan seating area. This space includes a feature fireplace, parquet flooring throughout and a dining area with elevated views across to Salisbury Cathedral. The stylish kitchen is equipped with a range of matching appliances. The whole area further benefits from a triple aspect that allows natural light to fill the living space. Off the hallway, there is a double bedroom with dual aspect windows overlooking the garden and a full-length wardrobe. Another double bedroom, currently used as an office and gym, also offers generous space and garden views. The family bathroom is well-appointed with matching twin sinks, a large walk-in shower, and is fully tiled and finished to a high standard. The conservatory, accessed from the hallway, includes a worktop and sink is currently being used as a utility room and has plumbing for a washing machine and double doors opening out to the garden. Completing the accommodation, open stairs lead down to the ground floor where the principal bedroom benefits from a separate dressing room and a beautifully appointed shower room. A further double bedroom with an en-suite bathroom is also found on this level. The current owners have enhanced the property with high-quality finishes throughout, making it the perfect property for entertaining or as a convenient family home in a sought-after residential area. Viewing is highly recommended to fully appreciate the chic and sophisticated finishes of this immaculate home.

The Location and nearby Facilities

Grasmere Close is a highly desirable and much sought-after cul-de-sac of established and well-maintained properties, located within a short distance of nearby footpaths, Salisbury Cathedral, and Salisbury city centre. This peripheral location enjoys the conveniences of city centre living while maintaining a more rural atmosphere. Harnham is a desirable and established area with an excellent range of local facilities, including Salisbury Tennis Club, a golf course, infant and junior schools, public transport, a general convenience store, the Rose and Crown Hotel and Restaurant, and the nearby Old Mill, a beautiful Grade I listed 12th-century mill. A locally renowned footpath leads across Salisbury's water meadows, providing a pleasant walk to Salisbury city centre and the mainline railway station, and offering stunning views of Salisbury Cathedral.



4



3



3



D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Jordan & Mason

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Postcode;
SP2 8DG

Directional note:

Leave Salisbury city centre via Exeter Street and continue to the Exeter Street roundabout. Take the second exit onto Newbridge Road and continue for a quarter of a mile to the traffic lights. Move into the right-hand lane and follow the road to the right, as signposted Harnham. Continue along this road and take the second left onto Old Blandford Road. Proceed up the hill and take the first right into Grasmere Close. The property can be identified by a Jordan & Mason For Sale board.

Council Tax Band: F

Property reference:
00003540

Viewings:

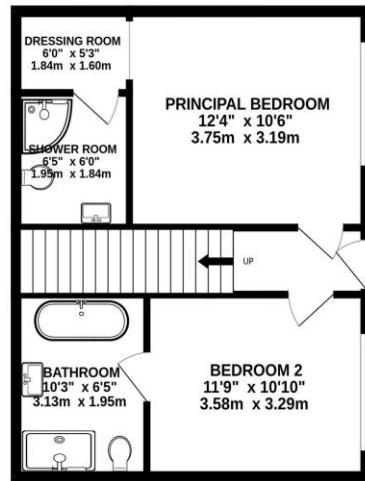
By Appointment only with Jordan & Mason 01722 441 999

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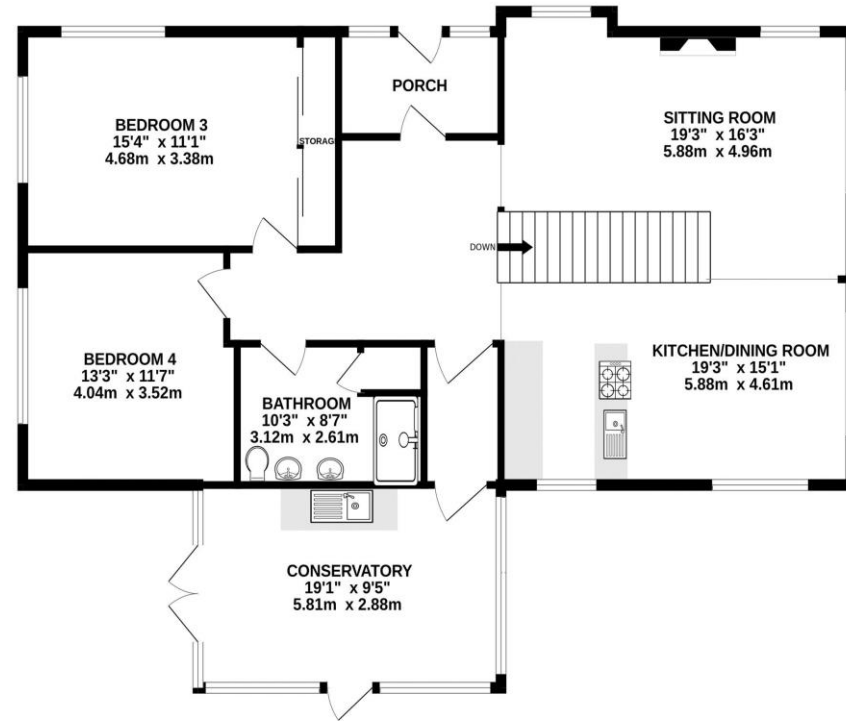
Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



FIRST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)

