



1 LIME KILN WAY, SALISBURY, WILTSHIRE, SP2 8RN

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



1 LIME KILN WAY, SALISBURY, WILTSHIRE, SP2 8RN
PRICE GUIDE £575,000

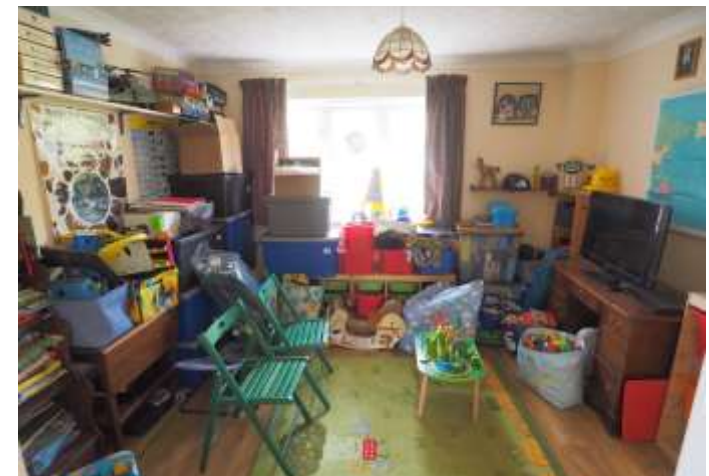
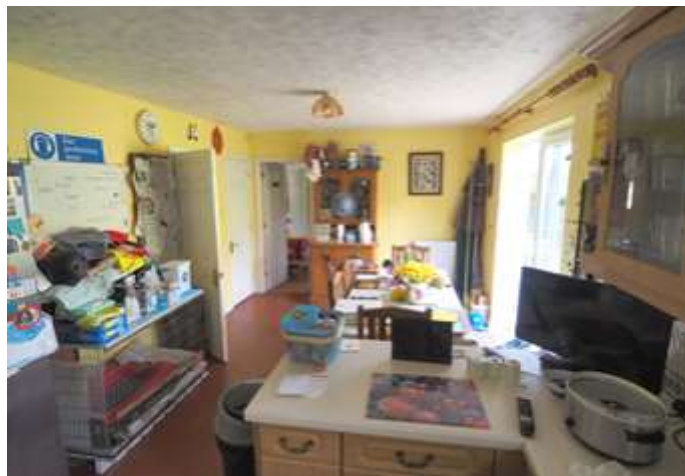
Conveniently located on the hugely popular Harnham side of the cathedral city of Salisbury, 1 Lime Kiln Way is an substantial five bedroom detached family home built in 1997 by Alfred McAlpine Homes and occupied from new by the current owners.

The property offers exceptional accommodation which is both fully double glazed and centrally heated via a mains gas fired boiler to radiators. The ground floor comprises entrance porch and entrance hall, large sitting room with bay window and fireplace, generous study (formerly half of the original double garage) and a ground floor cloakroom.

There is a sizeable kitchen/breakfast room and an adjoining separate dining room; by removing the wall (coloured red on the floorplan) all three of these areas could be incorporated into one, creating a quite impressive open plan family room/kitchen extending to approximately 34ft with an Easterly aspect. There is also a utility room accessed off the kitchen. The first floor offers a spacious landing leading to the main bedroom with a good range of fitted wardrobes and an ensuite shower room, a guest bedroom with ensuite shower room, three further double bedrooms and a good sized family bathroom. The attic is accessible via a loft ladder, has power and light and a Velux window; it may be possible to convert the attic into further accommodation subject to obtaining the necessary consents. The overall internal square footage of this superb family home is in excess of 1850 sq.ft.

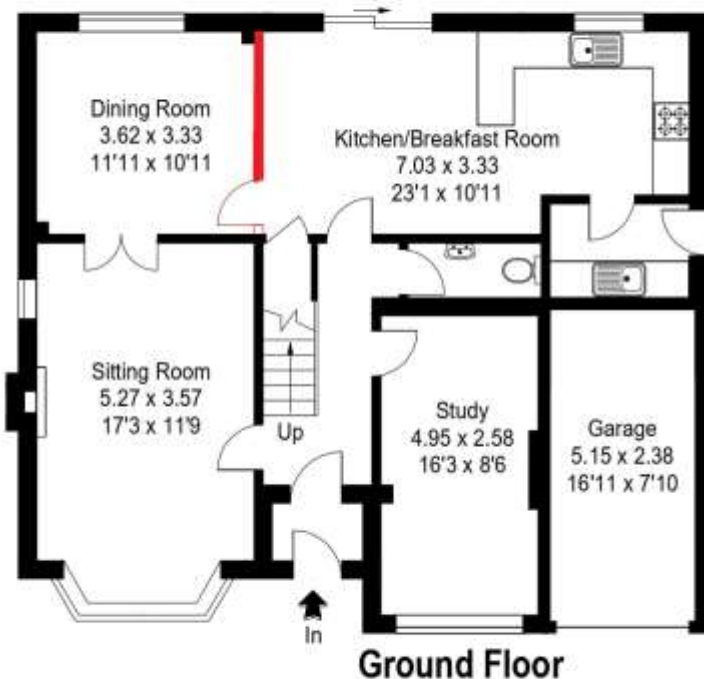
1 Lime Kiln Way is positioned within an elevated corner plot with a completely private east facing garden to the rear (the property is not overlooked either from the front or the rear), mainly laid to lawn with a large patio/terrace. To the front is a double width tarmacadam drive with parking and access to an integral garage. From the front access leads via the side to the rear garden. The location is hugely convenient for access into the city, popular schools including Bishop Wordsworths School, and Salisbury Cathedral School, the Cathedral Close, Salisbury District Hospital (Odstock) and local general convenience stores. The property is located almost adjacent to the Lime Kiln Nature Reserve which has many lovely walks and outstanding views across to the city.

1 Lime Kiln Way is located just on the southern side of Salisbury within walking distance of the city centre, medieval cathedral and Salisbury District Hospital. Local facilities include a Nisa general store a short walk away and Marks and Spencers food shop at the nearby garage. Salisbury itself has extensive shopping facilities, a twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema, and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs, (Harnham tennis club is close by). Lime Kiln Way is on the route Red 1 between the hospital and the city centre with a nearby bus stop on Odstock Road. Salisbury has good road links to London (A303), Southampton (A36) and Bournemouth (A338) and a mainline rail service to London, Waterloo (90 minutes) and the West Country.

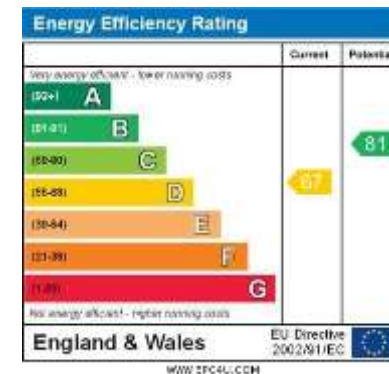


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Approximate Gross Internal Area :- 173 sq m / 1862 sq ft
Garage Approximate Gross Internal Area :- 12 sq m / 133 sq ft



PRODUCED FOR BAXTERS 2021
This illustration is for identification purposes only.
Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F: £3,044.52 for the year 2021/22. All mains services connected. Gas central heating. Fully double glazed.

DIRECTIONS: From the city centre follow the one way system from Brown Street leading into St Ann Street. Keep to the left through the traffic lights turning left into Exeter Street. At the roundabout proceed straight across into New Bridge Road and stay in the middle lane at the next set of lights to continue straight across the lights into Coombe Road. At the next roundabout turn left into Odstock Road, proceed straight over the next roundabout and turn right into Lime Kiln Way. The property can be found on the left hand side.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10599