



4 FEVERSHAM ROAD, SALISBURY, WILTSHIRE SP1 3PP

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BAXTERS
PROPERTY & LAND AGENTS



4 FEVERSHAM ROAD, SALISBURY, WILTSHIRE SP1 3PP

PRICE GUIDE: £580,000

4 Feversham Road is an exceptional semi-detached family home of immense character which has been greatly improved by the present owners. The property is situated within a prime residential location on the outskirts of the city centre off Castle Road with easy access to primary and secondary schooling, the railway station and the leisure centre.

Arranged over three floors totalling about 1500 sqft (including the Garden Room) this fine home offers generous living accommodation which is light and airy, fully double glazed and centrally heated.



The property is presented for sale in lovely order and comprises, on the ground floor, a welcoming reception hall with a half landing bay window, comfortable sitting room with feature bay window, a fabulous open plan family room (again, with a feature bay window) and kitchen. There is also a utility and cloakroom.

Located on the first floor are three large double bedrooms (all with feature bay windows), a walk-in store room or workroom/study and a remodelled family bathroom with period fittings including a slipper bath with overhead rain shower. From the landing another stairway leading up the second floor which is fully utilised as a fantastic principal bedroom with en suite and extensive fitted wardrobe cupboards.

To the front of the property is a walled garden with parking and a long drive extending to the side with access to a detached garage. The south facing rear garden is fully enclosed and laid mainly to lawn with a patio area off the rear of the house. There is an impressive garden building which would make a wonderful home office, gym or den and a further private area at the end of the garden with a pergola covered seating/lounging area and a hot tub.

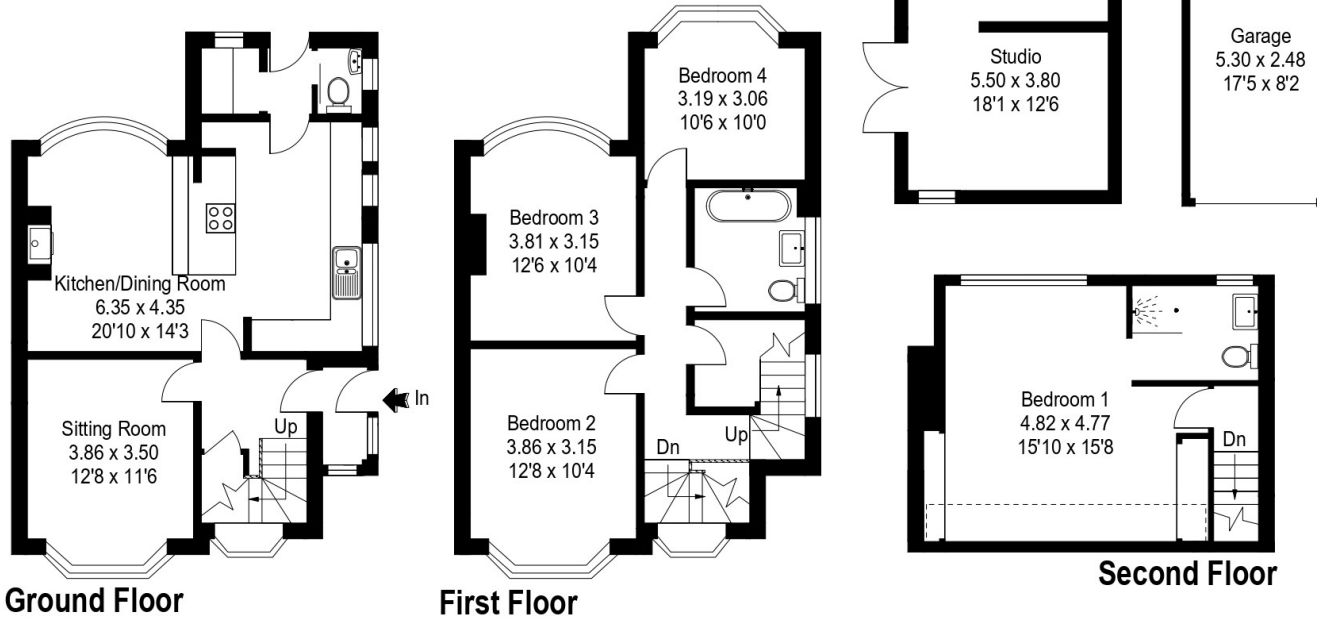
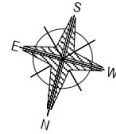
LOCATION: Feversham Road is located on the northern side of Salisbury within walking distance of the city centre and close to local amenities and schooling. A general store is conveniently located on Castle Road; the sports/leisure facilities of Hudson's Field, Victoria Park and the Five Rivers Leisure Centre are all nearby. There is a regular bus service into the historic cathedral city where there are extensive shopping facilities and social amenities and a twice weekly market. The property falls within the general catchment for St Mark's Junior School, South Wilts Girls School and Bishop Wordsworths School and lies within a short distance of the mainline rail station serving London (Waterloo) and the West Country. Salisbury has excellent road links to London (A303) Southampton (A36) and Bournemouth (A338).



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Approximate Gross Internal Area :- 132 sq m / 1416 sq ft
 Studio Approximate Gross Internal Area :- 21 sq m / 225 sq ft

[---] = Reduced headroom below 1.5 m / 5'0"



This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard/wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,525.94 for year 2024/2025. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: From the city centre proceed along Castle Street to the roundabout and continue straight across onto the A345 Castle Road signposted Amesbury. At the traffic lights continue straight on passing Victoria Park on the left and take the second road on the right into Queensberry Road followed by the next turning left into Radnor Road. Take the second turning right into Feversham Road and number 4 is the second house on the right 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: 10556a.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

