



87 EXETER STREET, SALISBURY, WILTSHIRE, SP1 2SE

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BAXTERS
PROPERTY & LAND AGENTS



87 EXETER STREET, SALISBURY, WILTSHIRE SP1 2SE
PRICE GUIDE £575,000

Dating from the 1840s, 87 Exeter Street is a most desirable Grade II Listed three-storey townhouse with a walled sunny garden and fabulous outlook towards Salisbury Cathedral and Bishop Wordsworth school.

This fine town house offers spacious and flexible accommodation with an impressive central staircase open from the ground floor through to the second floor with an original coloured stained-glass skylight. The ground floor accommodation comprises a long reception hall, sitting room, farmhouse-style open kitchen with adjoining pantry/preparation room with slate flooring giving access to a ground floor cloakroom; there is access from the kitchen and pantry/preparation area via patio doors into a lovely sunny garden.



The first floor comprises of an elegant drawing room, with a bay window and fireplace, a large double bedroom and recently remodelled shower room. On the top floor, off a large light landing, are two excellent double bedrooms and a remodelled family bathroom.

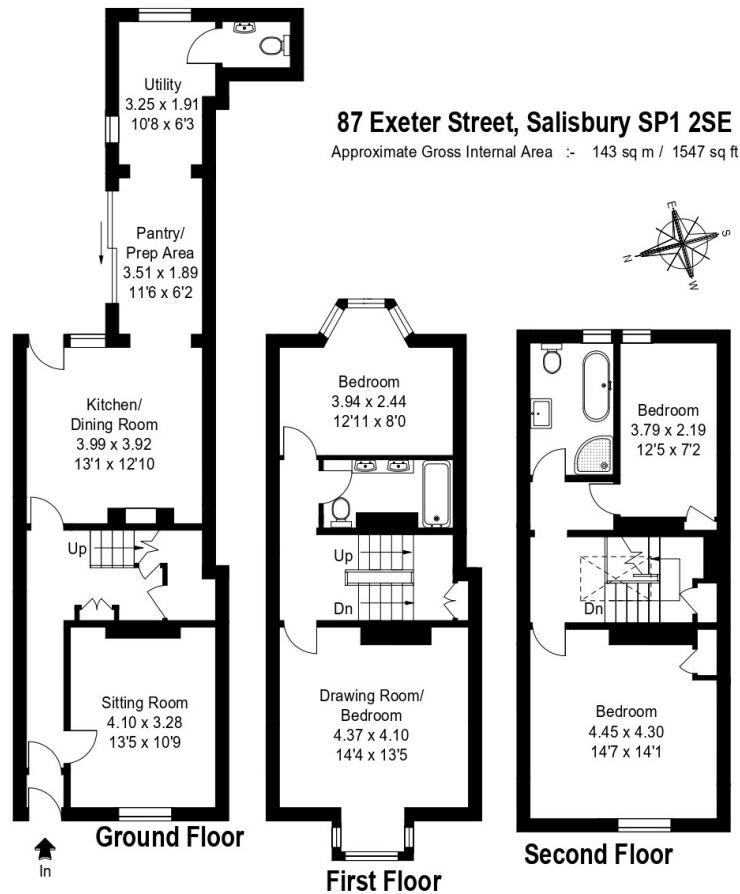
87 Exeter Street is immensely characterful and contains many original features including five fireplaces, timber panel doors (mostly original) and sash windows (some of which have been rebuilt), a period sky light, architraves, mouldings and several original generous storage cupboards. A programme of refurbishment of the entire property was undertaken during 2019/20 which included re-wiring, new central heating, new boiler and complete re-building of the rear single storey extension.

A particular feature of this lovely family home is the city centre walled garden which is generous in size with many mature shrubs and flower beds, slate patio, a seating area and an original garden store/potting shed.

LOCATION: Exeter Street is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral and close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £3,087.26 for year 2024/2025. All mains services connected. Gas central heating.





DIRECTIONS. From the market square proceed along Blue Boar Row into Winchester Street, turn sharp right into Brown Street and proceed all the way down Brown Street keeping to the left as the road bends to the right into St Ann Street. At the traffic lights turn left into Exeter Street and the property will be found after a short distance 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:10597a.