



10 WHITBRED ROAD, SALISBURY, SP2 9PE

01722 238711

**BAXTERS**  
PROPERTY & LAND AGENTS



**10 WHITBRED ROAD, SALISBURY SP2 9PE**  
**PRICE GUIDE: £550,000**

Located on the northern outskirts of the city is 10 Whitbred Road, a surprisingly deceptive detached modern family home of excellent proportions with a large private garden and private parking.

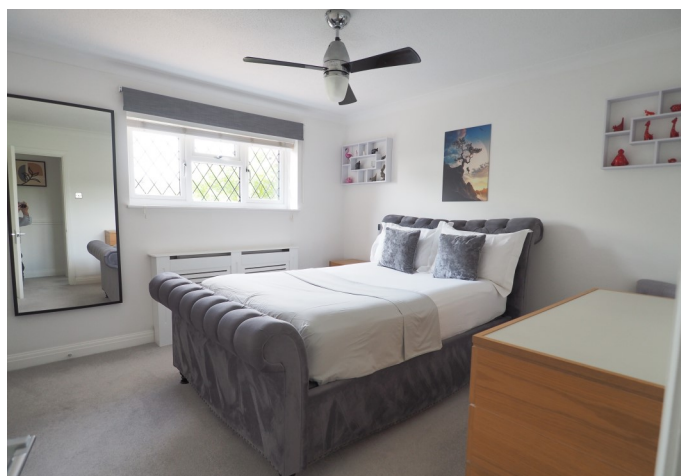
The property is offered for sale in excellent order throughout, is fully double glazed and centrally heated via a mains gas fired boiler to radiators.



The accommodation, in excess of 1700sqft, is light and airy and comprises of a central reception hall, sitting room with feature gas fire, separate dining room and a lovely kitchen with granite worktops and a fitted rangemaster cooker. Across the rear of the property is an impressive family room which is accessible from both the kitchen and the dining room. There is also a utility room, cloakroom and a large lean to for storage. In addition, the garage has been converted and now provides an excellent study and a large store; the garage door is still in place for external access. Off the first floor landing are four generous bedrooms and two luxuriously appointed bathrooms; one being the en suite.

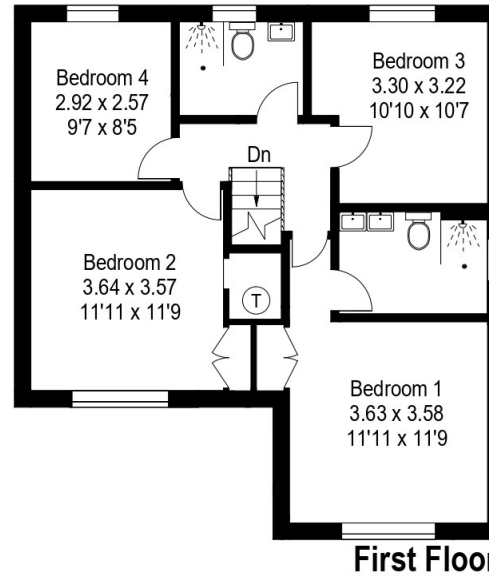
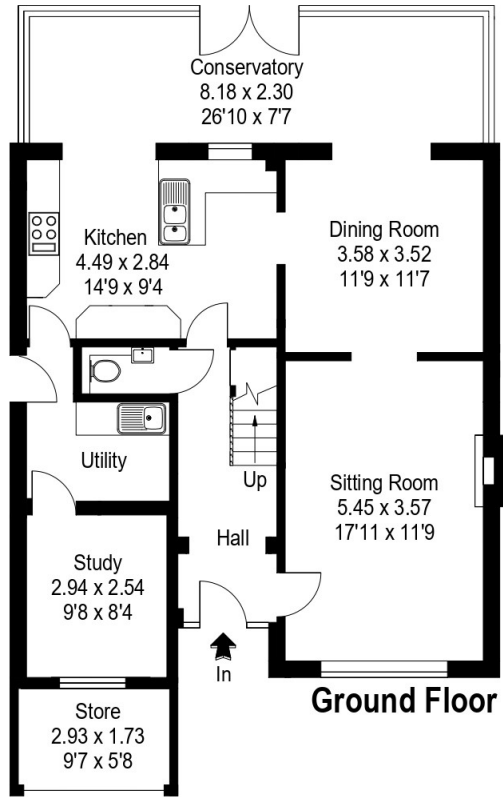
The real surprise is the outstanding landscaped garden which is arranged over several levels which includes a professionally installed heated swimming with both solar and winter covers. There are numerous mature planted areas and seating areas around the garden together with a free standing pergola with heating, storage and privacy curtains. At the top of the garden are two garden sheds/stores. To the front is an open plan garden and drive with off road parking.

**LOCATION:** Whitbred Road is located a short distance from the historic cathedral city of Salisbury and is well placed for the cathedral 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 Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure 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.



# 10 Whitbred Road, Salisbury SP2 9PE

Approximate Gross Internal Area :- 161 sq m / 1728 sq ft  
 Store Approximate Gross Internal Area :- 5 sq m / 55 sq ft



PRODUCED FOR BAXTERS 2024

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 County Council. Council Tax Band E : £3,087.26 for year 2024/25. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

**DIRECTIONS:** From the centre of Salisbury proceed north west along the A360 on the Devizes Road, at the roundabout turn left into Ramleaze Drive (signposted Fugglestone Red) and then at the T-junction turn right into Angler Road, followed by the first turning right immediately left into Whitbred Road. Follow the road round to the left and number 10 can be found 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: 10737

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			

