



10 MONXTON CLOSE, SALISBURY SP1 3WY

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BAXTERS
PROPERTY & LAND AGENTS



10 MONXTON CLOSE, SALISBURY SP1 3WY

PRICE GUIDE: £630,000

Pleasantly positioned within a small cul de sac on the edge of the hugely popular Hampton Park, 10 Monxton Close is a substantial detached family home of excellent proportions offering approximately 2000sqft of accommodation over three floors. The property is located within the catchment area of the hugely popular Greentrees Primary School which has been rated 'outstanding' by OFSTED.

In its original form, the property was completed in 2001, since when it has undergone a complete makeover and reconfiguration; in 2011 planning consent was granted to raise the roof and add a full second storey extension comprising a master suite with fully fitted dressing room, en suite shower room and a large walk in wardrobe.



Further improvements have included remodelling the ground floor creating a contemporary open plan living space with a recently redesigned and refitted en trend kitchen. There is a comfortable family living room with feature fireplace, with log burner, a second reception room, a cloakroom and internal access to the store/utility. Arranged off the first floor landing is a guest bedroom with ensuite shower room, three further double bedrooms and a generous family bathroom with underfloor heating. The property benefits from extensive eaves storage and a generous boarded loft both with access hatches.

10 Monxton Close is a fine family home offered for sale in exceptional condition with light and airy accommodation which is fully double glazed and centrally heated via a mains gas fired boiler (installed December 2022) to radiators. High quality Amtico flooring has been laid throughout the ground floor with recently fitted carpeting throughout the first floor accommodation, staircases and landing; the second floor has been finished with a light engineered oak.

To the front of the property is a private drive with parking for at least three vehicles and internal and external access to the former garage which is now a store/utility . There is also excellent additional storage on both sides of the property including a spacious lean to shed. The rear garden has undergone a complete makeover and now provides a lovely sunny space with seating areas, outdoor kitchen and BBQ and, a lawn bordered by planted raised flower beds and mains powered outdoor lighting with multiple electrical sockets. There is also an EV charging point.

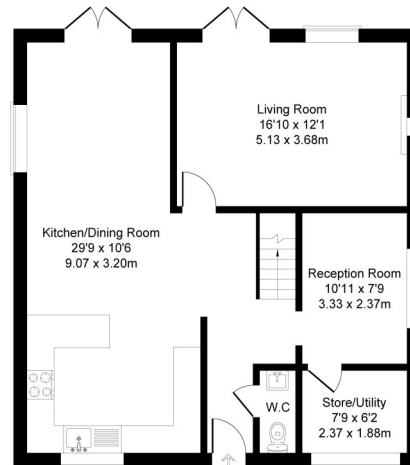
LOCATION: Hampton Park is located north of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School, 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 to London, Waterloo (90 minutes) and the West Country.



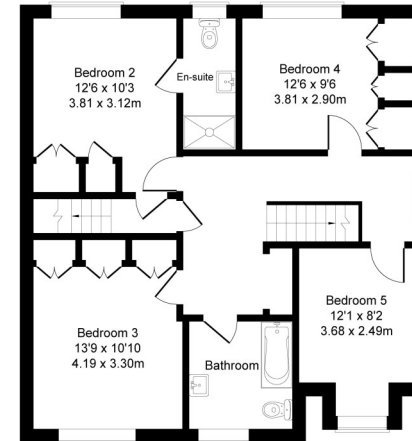


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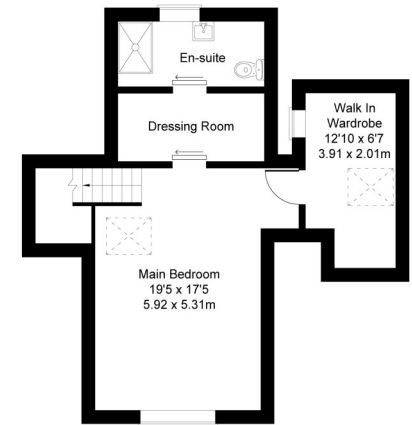
Approximate Gross Internal Area
2060 sq ft - 191.36 sq m



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,819.63 for year 2025/2026.

All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: Proceed out of Salisbury on the A30, passing Aldi and Parkwood Health and Fitness Centre on the right hand side. At the next roundabout, turn left into Hampton Park along Pearce Way. Follow the road and take the first turn on the left into Hartley Way followed by the first turn on the left into Linford Road. Follow the road around to the right and then turn left into Monxton Close. At the head of the close, turn right and number 10 can be found at the end 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:

