



WATERSMEET HOUSE, 60 HARNHAM ROAD, SALISBURY, SP2 8JJ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



WATERSMEET HOUSE, 60 HARNHAM ROAD, SALISBURY SP2 8JJ
PRICE GUIDE: £675,000

Here we have Watersmeet House, a substantial and imposing triple gable period property dating from the late 1800's which is located within the hugely popular Salisbury suburb of Harnham. This fine family home has been within the same ownership for over 30 years and offers immense potential for updating, extending and improvement; the current usable internal floorspace is an impressive 2723 sqft.

Set well back from the Harnham Road, Watersmeet House has the advantage of a private drive, detached double garage and a wonderful mature garden.

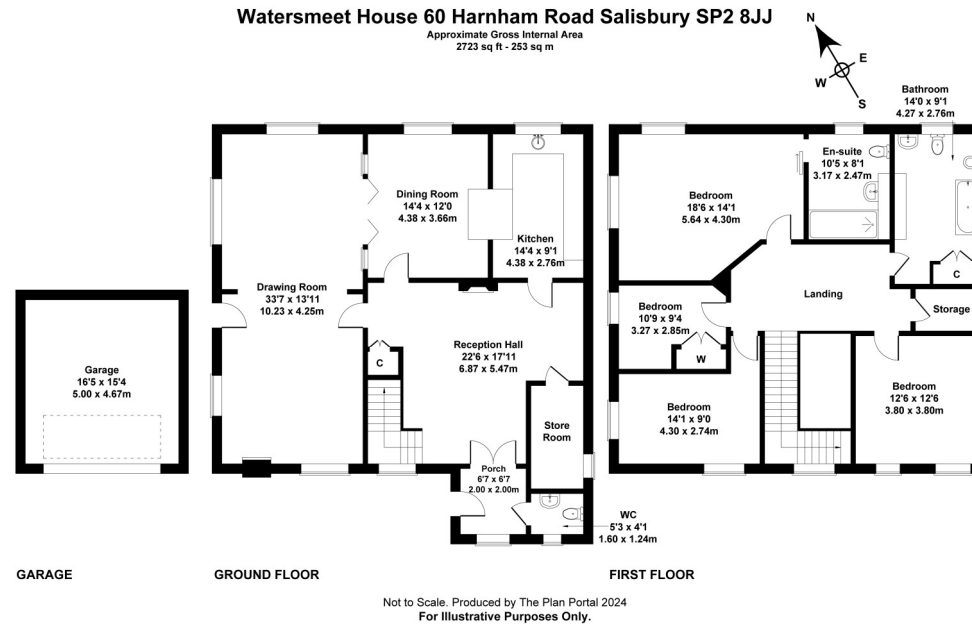


Internally, there is a wealth of characterful features and an obvious feeling of space; upon entry you are greeted by a wonderful 22'6" x 17'11" reception hall with an oak staircase and open fireplace. The main reception room, in excess of 30', is an elegant triple aspect drawing room with an open fireplace and, access out to the garden. The dining room is generous in proportion and there is a sizeable kitchen. The ground floor also boasts an entrance/storm porch, large walk-in store room and a cloakroom. Off the first floor galleried landing is a spacious principal bedroom with en suite bathroom, three further double bedrooms and a 14' x 9' family bathroom.

A particular feature of this handsome late Victorian dwelling is the garden which surrounds the property on three sides. The whole plot extends to about 0.46 acre and is mainly laid to lawn with a number of mature flower beds, shrubs and specimen trees. The drive will accommodate 2/3 cars with further parking and storage available within the detached double garage.

LOCATION: The property is situated in an incredibly convenient and sought-after location, less than a mile from the city centre and famous cathedral. There is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants. The property is located on the southern edge of the city within walking distance of the famous cathedral close as well as good local facilities including schools, recreation ground, corner shop and church. The area boasts several outstanding primary schools, plus the renowned Bishop Wordsworth's and South Wilts grammar schools, for boys and girls respectively. Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes. The M27 (junction 2) is 16 miles away.





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. Oil Heating. Secondary Glazing.

DIRECTIONS: From the city centre proceed south along New Bridge Road, turn right at the traffic lights onto Netherhampton Road and Watersmeet House can be found on the right hand side immediately passed the first set of traffic lights.

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: 10759.

