



90 BROWN STREET, SALISBURY, WILTSHIRE, SP1 2BA

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



90 BROWN STREET, SALISBURY, WILTSHIRE, SP1 2BA
PRICE GUIDE £465,000

Located within a few minutes walk of the city centre and the cathedral, 90 Brown Street is a Grade II Listed, three storey, four bedroom town house of exceptional proportions with a private south facing courtyard garden and private off street gated parking.

In recent years this fine characterful family home has undergone an extensive programme of renovation which has included the remodelling, redesigning and refitting of the farmhouse-style kitchen, family bathroom and ensuite.



The property has been completely rewired and a whole new gas central heating system has been installed. Many original character features have been retained within the building including an inglenook in the study hall with a heavy beamed bressumer and numerous exposed timbers and beams.

The accommodation is spacious with a large welcoming study hall from which access is gained to a comfortable living room, a generous kitchen/diner and a utility room/cloakroom. The first floor offers a large landing with three double bedrooms and an excellent family bathroom. The whole of the second floor is occupied by the master suite which includes a fabulous walk through dressing room leading to an open plan bedroom, walk-in wardrobe and an exceptional ensuite which includes a bath and separate shower.

The property abuts the pedestrian footpath on Brown Street although there is a split level south facing rear courtyard garden; the lower level is a lovely sun drenched seating area, and is accessible off the kitchen via a stable door. Steps then lead up to the larger second area which also has double gates and could accommodate two vehicles. There is a legal right of access through the adjoining hotel car park.

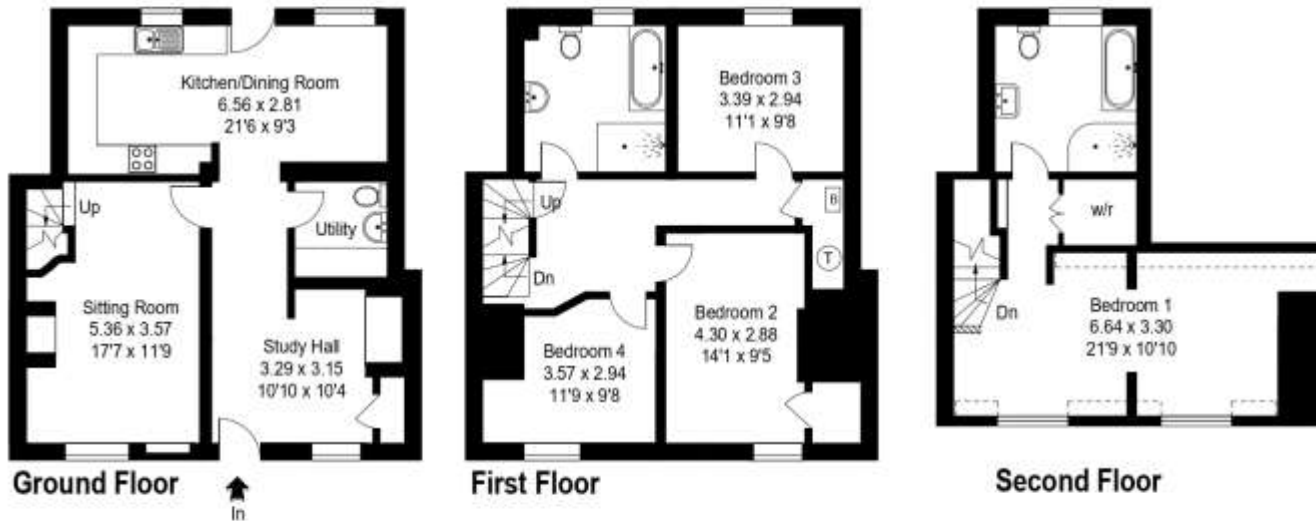
Brown Street is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral and close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical 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.



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Approximate Gross Internal Area :- 159 sq m / 1711 sq ft

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



PRODUCED FOR BAXTERS 2020

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 & wardrobe 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 on site & compare drawings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Services: All mains services connected. Local Authority: Wiltshire Council. Gas central heating. Local Authority: Wiltshire Council. Council Tax Band: - F - £2911.46 for year 2020/21.

DIRECTIONS: From the city centre proceed along Blue Boar Row and follow the road into Winchester Street. At the junction bear right into Brown Street and follow the one way system, crossing one set of traffic lights. Pass Brown Street car park on the right hand side and continue through the traffic lights still following Brown Street, the property will be found after a short distance on the right hand side. Look for the Baxters For Sale sign.

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. 10165a