

The Mount  
Harnham/Salisbury





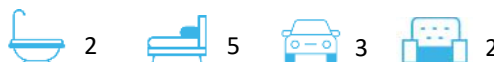
A substantial, five bedroom period townhouse set in one of Salisbury's most sought after areas, with far reaching rural views to the south with parking and gardens.

### The Mount

Old Blandford Road, Harnham, SP2

Guide Price:

£795,000



- Five double bedrooms
- Two reception rooms
- Light and spacious feel
- South west facing rural outlook
- Edge of city location
- Two large bathrooms
- Large kitchen/breakfast room
- 2689 sq ft accommodation
- Period features
- Excellent rural walks

## The Property

The Mount is an outstanding five-bedroom family home, beautifully presented and rich in period features. The property has undergone an extensive programme of renovation and redecoration by the current owners, resulting in a remarkably light interior. Contemporary design has been thoughtfully integrated with the home's attractive character features, creating a stylish yet sympathetic finish throughout. The Mount offers a wonderful sense of space across all levels.

The period front door opens into an impressive, room-sized entrance hall-deal for welcoming guests or even accommodating a grand Christmas tree. The ground floor comprises two generous reception rooms, with the dual-aspect dining room flowing seamlessly into the kitchen to create an fabulous entertaining space. The sitting room, positioned adjacent to the kitchen, provides a comfortable and elegant living area, complete with engineered timber flooring and an inset wood-burning stove set within what is believed to be the original fireplace surround.

French doors flood the interior with natural light and open directly onto the terrace and garden beyond. The modern kitchen features tiled flooring, an abundance of wall and base units, and a large walk-in pantry. Polished granite work surfaces incorporate an inset porcelain sink with drainer, perfectly positioned to enjoy views of the garden, along with an Insinkerator boiling water tap. The dual-aspect design, with feature windows and additional French doors to the terrace, enhances the light and airy feel of the space. A well-designed single-storey extension also provides a convenient ground floor WC.

On the first floor, a bright and open landing leads to three double bedrooms and a beautifully appointed family bathroom. The second floor offers two further double bedrooms, both enjoying fantastic views, along with a stylish second bathroom.

**Services** - All mains services are connected. Gas, Electricity and Water.

Private drainage is to a septic tank situated off-plot.

Ofcom suggest Superfast broadband speeds are available and all major phone network providers suggest good service

### Tenure

Freehold

### EPC Rating

D (62)

### Outgoings

Council Tax Band: F

### Size

2689 sq ft











## Outside

The Mount occupies a delightful plot with attractive gardens to both the front and rear of the property. The main gardens enjoy a south-westerly aspect and feature a substantial Indian sandstone terrace, with steps leading down to a well-maintained lawn bordered by generously stocked flower beds. The boundaries are defined by timber fencing, complemented by mature planting and an established evergreen hedge, creating a private and appealing outdoor space. The sale also includes a timber shed, greenhouse, and wood stores. Despite its convenient 'edge of city' location with easy access to a wide range of amenities, the property benefits from a wonderfully rural outlook and setting.

The front garden features gated access leading to an extensive gravelled area and a large, mature garden. This space is attractively landscaped with well-stocked beds, specimen plants, and a variety of established shrubs. It also includes a substantial timber shed and is enclosed by high-quality close-board fencing, offering both privacy and practicality.

## Location

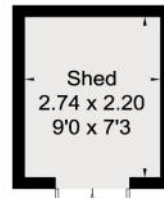
Situated in the highly desired suburb of Harnham on the Southern most side of Salisbury City Centre. Easily accessible from the property are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School, Salisbury lawn tennis Club and South Wilts Golf Club.

The city centre, Cathedral, train station and district hospital are all within approx. a mile and a half of the property. Salisbury boasts a well thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

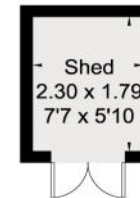




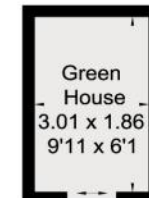
Approximate Floor Area = 249.8 sq m / 2689 sq ft  
 Green House = 5.5 sq m / 59 sq ft  
 Total = 255.3 sq m / 2748 sq ft



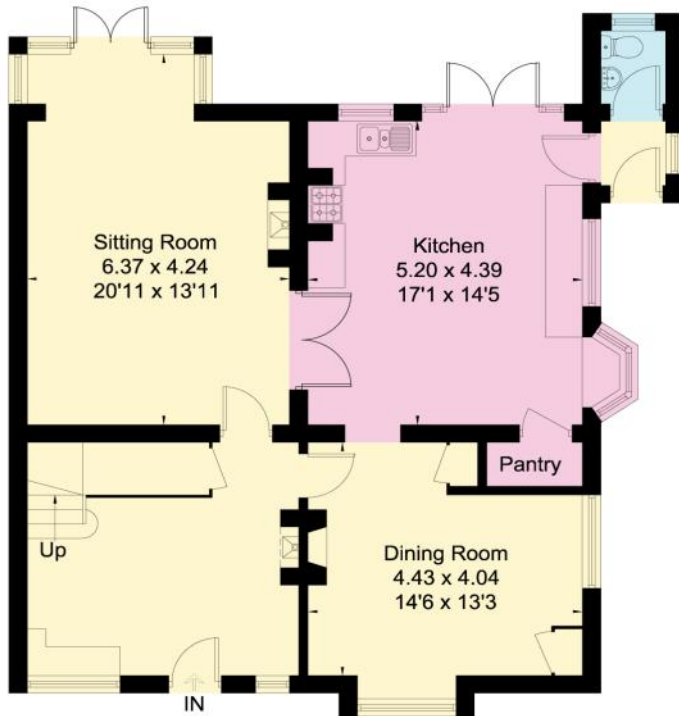
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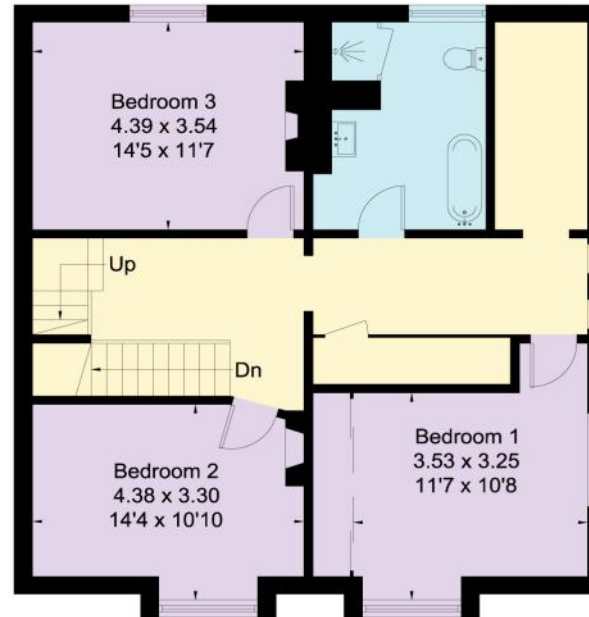
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67486

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