

# 5 Bishops Drive SP2 8NZ



 Myddelton & Major.

We are proud to present

# 5 Bishops Drive

SP2 8NZ

**A generously proportioned detached home enjoying delightful views, situated in a sought- after position on Bishops Drive**

- Substantial detached family home.
  - Quiet cul-de-sac position.
- Conveniently located and within walking distance of Salisbury city centre.
  - Three versatile reception rooms.
  - Well appointed kitchen/ breakfast room with fitted appliances.
    - Separate study ideal for home working.
  - Four generous bedrooms all benefiting from built in storage.
- Principal bedroom with en-suite and lovely views across to Salisbury cathedral and views beyond.
  - Attractive rear and front gardens.
- Double garage with off street parking for several cars.





# The Property

Constructed by Barratt Homes as part of an exclusive residential development, No. 5 Bishops Drive is an impressive, detached family home that has been cherished by the current owner for many years.

Bishops Drive is approached from Old Blandford Road in the highly sought-after residential area of Harnham. The property occupies a peaceful position within a quiet cul-de-sac and is conveniently located within walking distance of the city centre.

On arrival, there is an attractive area of front garden, while to the left a driveway provides ample off-street parking and leads to the detached double garage. A few stone steps rise to the covered entrance porch.

The entrance lobby features a tiled floor and a large window that fills the space with natural light. A glazed door opens into the welcoming reception hall. Off the hallway is a useful cloakroom fitted with a WC and corner wash hand basin. Adjacent is the study, positioned at the front of the property, with a window overlooking Bishops Drive.

The generous sitting room is a particularly attractive reception space, featuring a wide bay window overlooking the front garden and an impressive fireplace incorporating a gas-fired wood-burning style stove. At the heart of the home is the dining room, which offers ample space for formal entertaining and benefits from sliding French doors opening into the bright conservatory. This delightful additional reception room enjoys views of the garden and provides direct access to the rear terrace.

The kitchen/breakfast room is fitted with an extensive range of white wall and base units and incorporates a built-in breakfast table. Integrated appliances include a Neff dishwasher, double oven and gas hob. A window overlooks the rear garden, while a door leads through to the utility room. Fitted with further storage units, a sink and drainer, and plumbing for a washing machine, the utility room also provides direct access to the garden.

Completing the ground floor accommodation, stairs rise from the entrance hall to the first-floor landing, where there is access to the loft space and a large airing cupboard housing the hot water cylinder with slatted shelving.

The principal bedroom is a particularly light and spacious room enjoying wonderful views towards Salisbury Cathedral, together with far-reaching views across the city and surrounding countryside. The room benefits from two built-in double wardrobes and an en-suite bathroom fitted with a separate shower cubicle, wash hand basin and WC.

Bedroom Two is a generous double bedroom with two built-in wardrobes and pleasant views over the rear garden. Bedroom Three is also a double room and features a built-in triple wardrobe, again overlooking the garden. Bedroom Four is a bright and airy room fitted with an extensive range of built-in wardrobes, drawers and a dressing table. A window to the front enjoys views across Bishops Drive and the surrounding countryside.

The family bathroom is fitted with a large shower, wash hand basin and WC completing the accommodation within this impressive family home.





# Outside

To the front of the property is an attractive garden enclosed by a brick wall and mature hedging, creating an appealing approach. Well-stocked borders, climbing roses and established planting provide colour and interest throughout the seasons. To the left-hand side of the property, a driveway provides parking for several vehicles and leads to the detached double garage, which is fitted with electric roller shutter doors.

A wrought iron gate provides side access to the rear garden, a particularly charming and private outdoor space. Beautifully maintained, the garden is well stocked with an abundance of roses, mature shrubs and decorative pots, creating a delightful cottage-garden feel. Adjoining the conservatory is a paved patio area, ideal for outdoor dining and entertaining, while gravelled areas and raised beds have been thoughtfully planted with a variety of evergreen shrubs, roses and clematis.

The rear garden enjoys a high degree of privacy and provides a peaceful setting in which to relax and enjoy the surroundings. Additional features include external lighting and an outside tap.

# Location

No. 5 Bishops Drive occupies an enviable position within one of Harnham's most desirable residential areas. Situated in a quiet cul-de-sac on the southern side of Salisbury, the property enjoys a peaceful setting whilst remaining conveniently close to the city centre, which is within comfortable walking distance via the picturesque Town Path and water meadows.

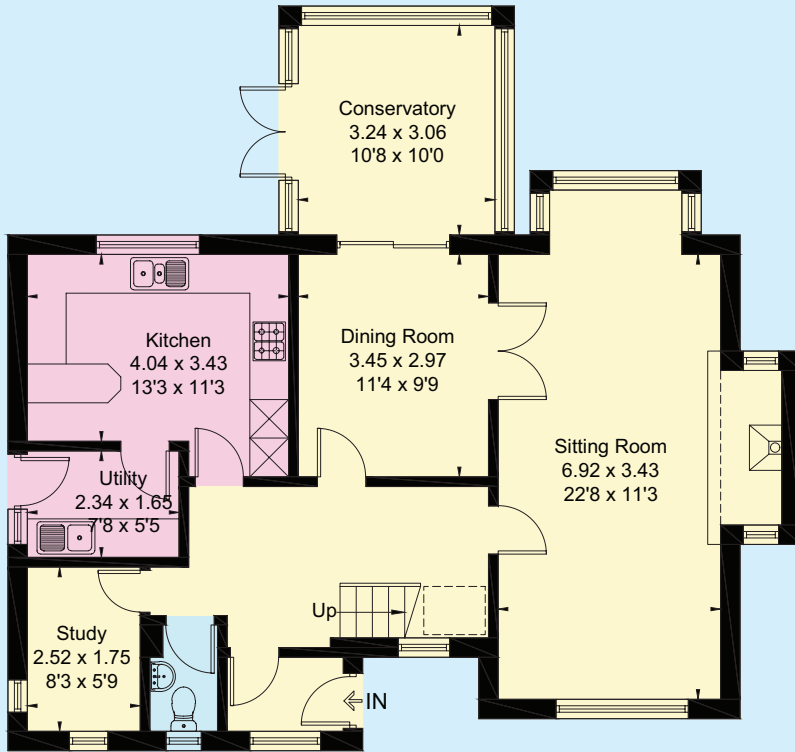
Harnham is widely regarded as one of Salisbury's premier residential districts, favoured for its attractive surroundings, strong sense of community and excellent access to both the city and surrounding countryside. The area offers a range of everyday amenities, including local convenience stores, public houses, sports clubs and healthcare facilities, while Salisbury city centre provides an extensive selection of shopping, dining and cultural attractions.

For families, the area is particularly well served by a number of highly regarded schools, including Harnham Infants' School, Harnham Church of England Junior School and the highly regarded Bishop Wordsworth's School, together with a choice of independent schools nearby.

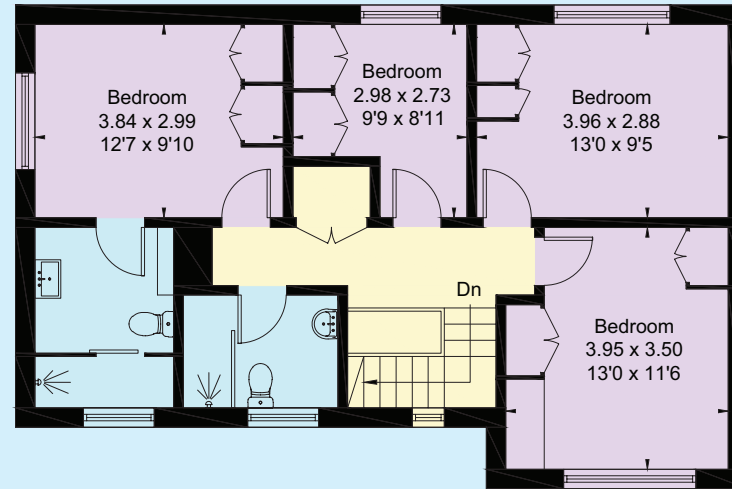
The property is also well placed for commuters, with Salisbury Railway Station approximately one mile away, providing direct rail services to London Waterloo, Bath, Bristol and Exeter. The A30, A36 and A338 are all easily accessible, offering convenient road links to the wider region.



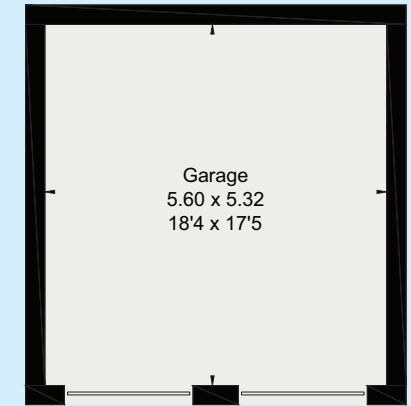
Approximate Floor Area = 156.7 sq m / 1687 sq ft  
 Garage = 29.7 sq m / 319 sq ft  
 Total = 186.4 sq m / 2006 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

## Additional Information

### Services

All mains services are connected. Gas fired central heating. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside and inside.

### Tenure

Freehold

### Council Tax Band

Band F

### EPC Rating

C valid until 2027

### Square Footage

1687 sq ft



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## Contact

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