

33-35 New Street



We are proud to present

33-35 New Street, Salisbury, SP1 2PH

An exceptionally elegant Listed townhouse with attached coach house and substantial garden, adjoining the boundary wall of The Cathedral Close

Substantial family house of 6,460 sq ft in total

Currently arranged as a seven-bedroom house with attached two-bedroom wing (with independent access)

Unspoilt period features including tall ceilings and large windows

Substantial plot of 0.22 acres

Integral garage

0.3 miles from Market Square

Freehold sale





We are proud to present

33-35 New Street

Although there are thought to be 13th Century origins within the fabric of the house, No. 33 and 35 New Street comprise an early-18th Century townhouse and adjoining coach house situated right in the heart of Salisbury.

The property is constructed of brick under a tiled roof and occupies a magnificent position in the City and, situated on the boundary of the Cathedral Close, offers magnificent views of Britain's finest 13th Century Gothic cathedral.

Whilst occupied by one family at present, there is scope to reconfigure the layout to suit multi-generational living. No.33 forms the main part of the house. As befitting a house of this provenance, the house itself is rich in period detail and finishes and boasts large south-facing windows.

On the ground floor the accommodation comprises four formal reception rooms; two are of particular note, overlooking the beautiful rear garden, with extraordinary ceiling heights, floor to ceiling windows and generous proportions. There is a charming family room and a study with shower room just off. A wine cellar is tucked discreetly alongside the dining room.

The kitchen/breakfast room is fitted with traditional units and a gas-fired Aga, with a pantry just off. A walk-through utility room links to the recently refurbished conservatory, a ground floor WC and link room to a storeroom and the garden. Upstairs, the two principal bedrooms on the first floor have a spectacular view over the pretty walled garden to the cathedral beyond.

The principal bedroom has an adjoining bathroom and dressing room. There is a separate family bathroom, whilst to the front of the house are two further bedrooms, with three more bedrooms and a family bathroom on the top floor.

The adjoining coach house at No. 35 can be reached either by its own front door or via the first floor of the main house. This property again retains many of its original features, including parquet brickwork and fireplaces.

The accommodation here is currently arranged as a suite of spare rooms that would naturally arrange as a two bedroom flat (see floor plans). There is also a study, with additional access via a secondary staircase from the rear of the main house. The garage to the front has access off New Street itself.

“Perfect for living on a lavish scale”















Outside

Situated in the heart of Salisbury, the house is a definitive townhouse, with access to the house directly off New Street. Access to the garden is from a blue gate off the street, down a passage and through a courtyard to the rear garden.

The garden abuts the walls of The Cathedral Close itself, with spectacular views of the Cathedral itself, particularly from the upper floors of the house. A brick terrace wraps around the back of the house, with an elegant greenhouse which was comprehensively refurbished in March 2026.

The majority of the garden is down to lawn, with an area of kitchen garden with raised beds to one side. There is also a small brick outhouse to the rear, ideal for garden stores.

Approximate Floor Area = 613.0 sq m / 6598 sq ft
 Cellar = 5.0 sq m / 54 sq ft
 Garage = 20.9 sq m / 225 sq ft
 Total = 638.9 sq m / 6877 sq ft
 (Excluding Voids)



Coach House Flat



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 #109406



Location & Amenities

New Street is located in the centre of Salisbury, within easy reach of the High Street, Market Square and retail malls. The property is only a short walk to The Close itself.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities.

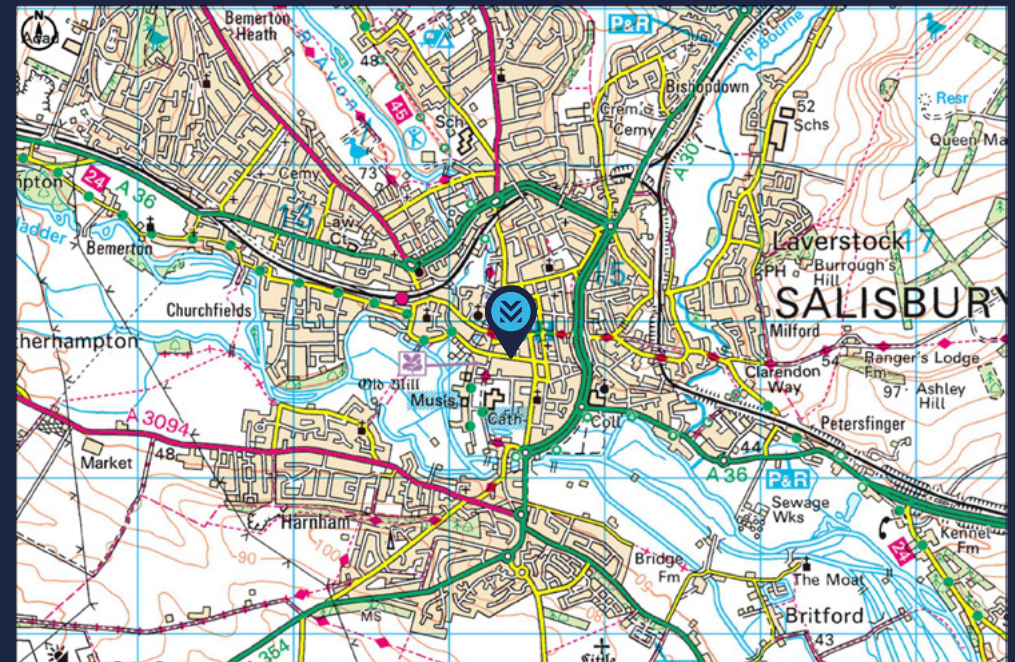
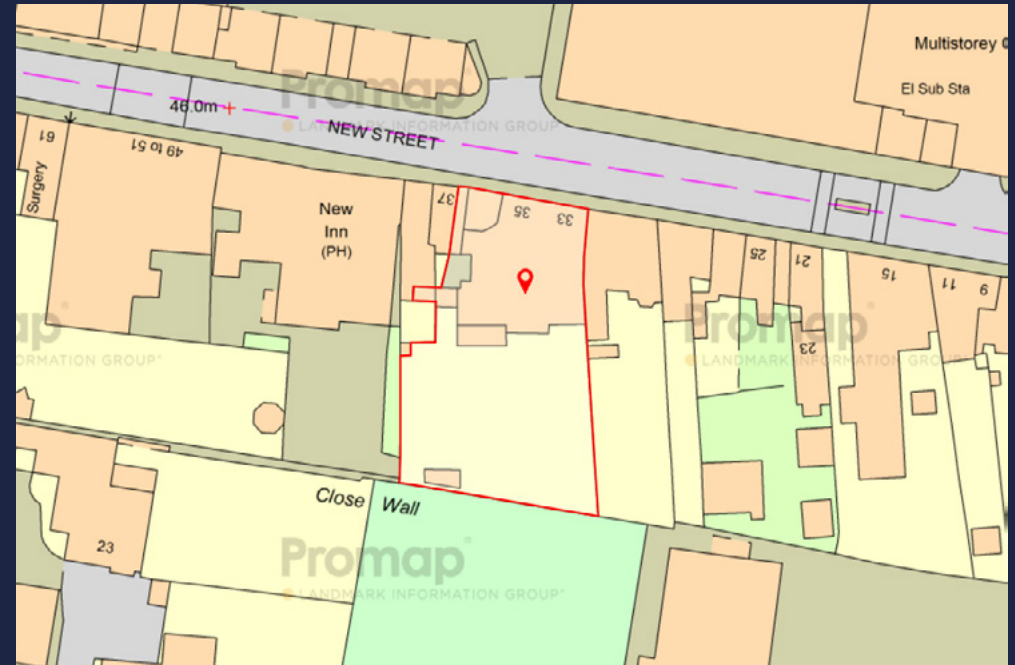
There are a number of primary and secondary schools, both private and state, including boys' and girls' grammar schools. Bishop Wordsworth is within walking distance and South Wilts is a short drive; both are very highly regarded. Salisbury Cathedral School and Chafyn Grove offer two of the best preparatory schools in the area.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct mainline train links (Salisbury train station is 0.6 miles from the house) to London Waterloo, taking from about 85 minutes.

Directions

Postcode: SP1 2PH

What3Words: ///upper.tricks.notice



33-35 New Street

Additional Info

Services: Mains gas, electricity, water and drainage. Fibre broadband.
Resident permit street parking. Alarm and CCTV system.

Outgoings: Council Tax: Band G.

Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings, including wall and ceiling lights, and garden ornaments, are excluded from the sale but may be available by negotiation.

Planning : 35 New Street is Grade II Listed
and 33 New Street is Grade II* Listed.

Viewings

Strictly by prior appointment with the Sole Agents:

Salisbury Office

01722 337 575

residential@myddeltonmajor.co.uk

49 High Street, Salisbury, Wiltshire, SP1 2PD

myddeltonmajor.co.uk





Myddelton & Major Salisbury

49 High Street, Salisbury,
Wiltshire, SP1 2PD

Residential Sales

01722 337 575
residential@myddeltonmajor.co.uk

Residential Lettings

01722 337 579
lettings@myddeltonmajor.co.uk

Myddelton & Major Stockbridge

2 Clarendon Terrace, High Street,
Stockbridge, SO20 6EY

Residential Sales & Lettings

01264 810 400
stockbridgeresidential@myddeltonmajor.co.uk

myddeltonmajor.co.uk

