

16 LAPWING DRIVE, OLD SARUM, SALISBURY SP4 6GP

01722 238711

BAXTERS
PROPERTY & LAND AGENTS









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PRICE GUIDE: £335,000

16 Lapwing Drive is a nicely proportioned semi detached family home constructed during the early 2000's by well regarded national developers Charles Church, located on the northern outskirts of the cathedral city of Salisbury at Old Sarum.

This light and airy modern home is offered for sale in excellent order with full double glazing and gas fired central heating to radiators. The accommodation is well planned with a welcoming reception hall off which is a ground floor cloakroom, spacious sitting room and a large kitchen/dining room which is equipped with a good range of units and patio doors. Off the first floor landing is the main bedroom with en suite shower room, two further bedrooms and family bathroom.

To the front is an open plan garden with shrubs and a private drive with parking and access to a single garage. A side pedestrian gate of the drive leads to a lovely rear garden which is fully enclosed and extremely well maintained with a lawn bordered by mature shrubs and flower beds, raised planters, greenhouse and seating areas.



LOCATION: The settlement of Old Sarum is located on the northern edge of the historic cathedral city of Salisbury. The city has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema and a variety of leisure and recreational facilities including the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. The Iron Age Hill Fort of Old Sarum is nearby as are numerous country walks. There is a choice of schools for all ages within and outside the city boundary. Salisbury has excellent road links to London via the A345/A303/M3, Southampton (A36) and Bournemouth (A338). The mainline railway station (approximately 2.5 miles away) serves London, Waterloo and the West Country. There is a bus stop nearby in Sherbourne Drive; buses run during the day to and from town every 15 minutes.



DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right) turn left into Sherbourne Drive. Continue along Sherbourne Drive and take the third turning on the right hand side into Lapwing Drive. Number 16 can clearly identified by the BAXTERS For Sale board.







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Approximate Gross Internal Area = 897 sq ft - 83 sq m
Garage Area = 144 sq ft - 13 sq m
Total Area = 1041 sq ft - 96 sq m

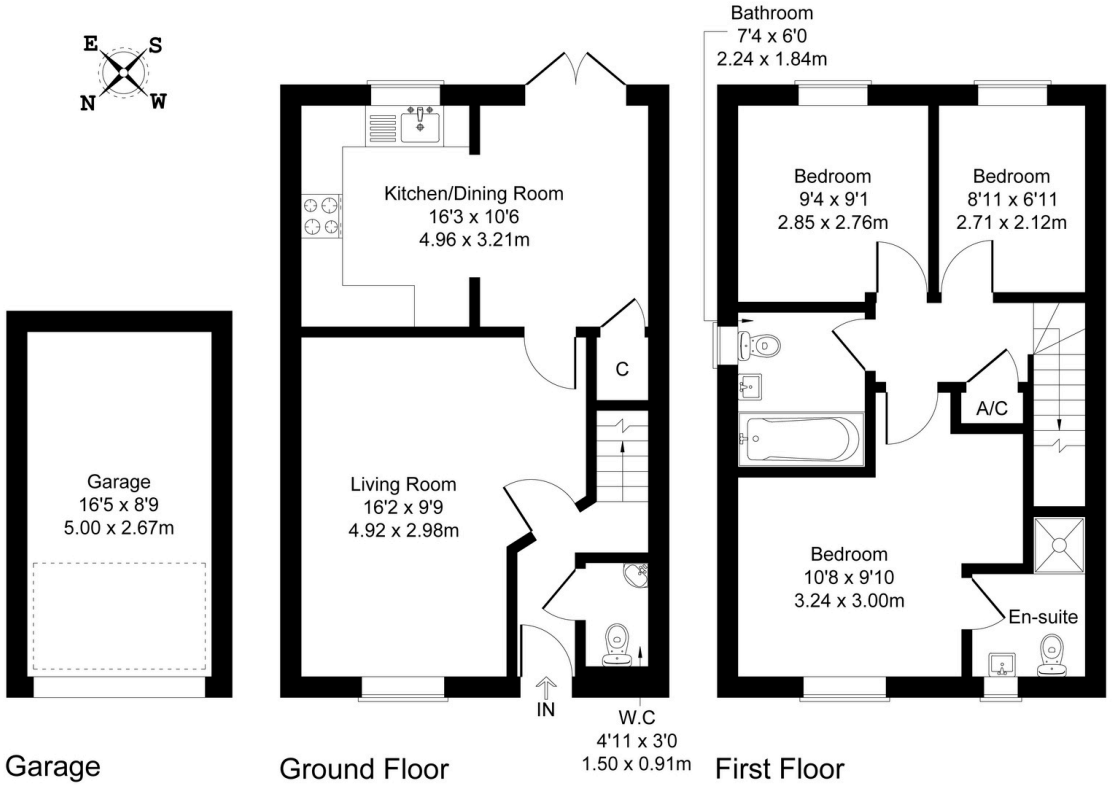

Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C: £2,468.97 for year 2026/2027. All Main Services Connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

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: 10855.

