

3 SHERBOURNE DRIVE, OLD SARUM, SALISBURY SP4 6PH

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BAXTERS
PROPERTY & LAND AGENTS









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PRICE GUIDE: £339,950

3 Sherbourne Drive is an interesting and uniquely designed semi detached family home of good proportions located on the northern outskirts of the cathedral city of Salisbury at Old Sarum. The property has a character all its own, you might even refer to it as quirky as it is one of only a handful of specifically designed dwellings to fit in a corner position within the street scene.

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 extended accommodation (almost 1200sqft) is well planned with a welcoming reception hall off which is a ground floor cloakroom, spacious double aspect sitting room, a large kitchen equipped with a good range of units and worksurfaces, and a fabulous family room/dining room leading out to the garden.

Off the first floor galleried landing is the main bedroom with en suite shower room, two further generous bedrooms and the family bathroom.

The front garden is enclosed with wrought iron rail fencing and planted with maturing shrubs. There is also the facility to park 2 cars off street immediately in front of the property. The fully enclosed rear garden enjoys a southerly aspect and is designed for low maintenance with astro turf, off the family/dining room is a large sunny patio and a rear gate from the garden leads to the garage (with power and light). There is also a useful timber and glazed outbuilding with power and light, external lighting, power point, and water tap.



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 30 minutes.

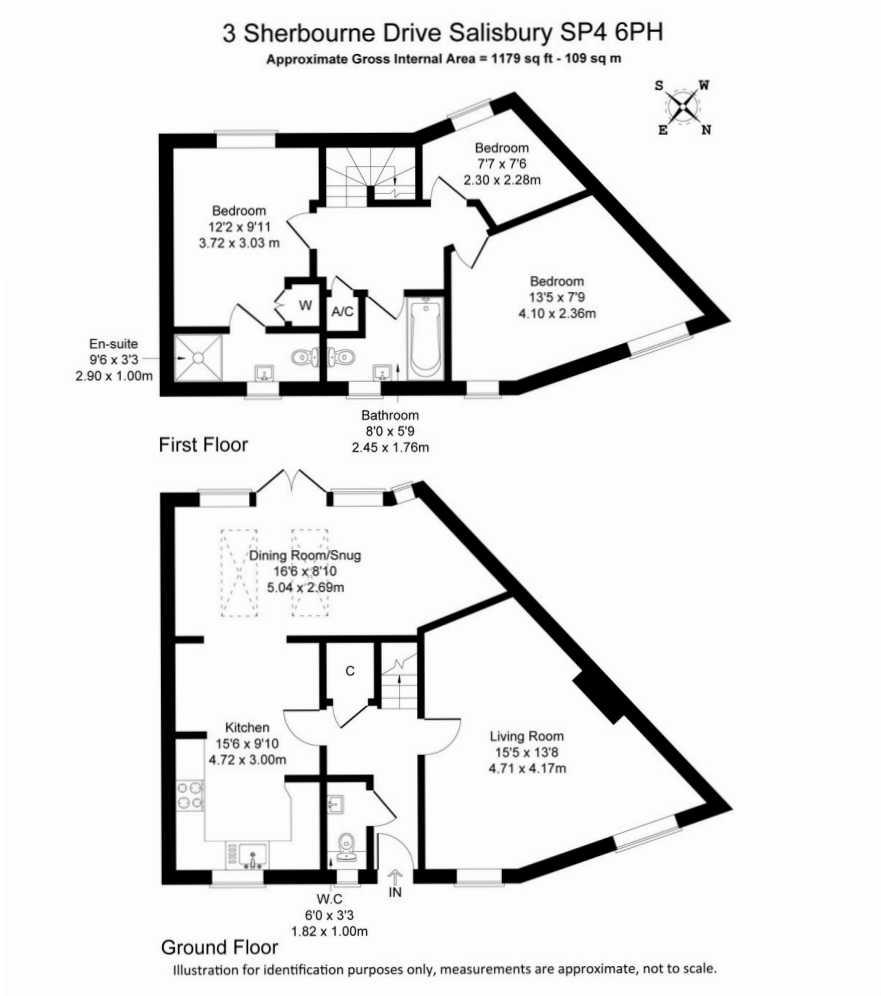


DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway and turn left into Sherbourne Drive. The property can be found on the left hand side, clearly identied by the BAXTERS for sale sign.













TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,777.59 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: 10853.

