



Howarth Park, Salisbury



A substantial and excellently appointed 3 bedroom home within a modern retirement development, offering exceptional accommodation in a quiet yet central location.

The Property

14 Howarth Park offers an outstanding opportunity to live within a fantastic and sought-after retirement development, for ages 55 and over only. The layout is notably generous, with the front door opening into a considerable open plan sitting room and kitchen, with large French doors and stylish finish creating a fantastic hub to enjoy modern living. The kitchen is equipped with integrated appliances, while benefitting from a separate utility room to add further practicality. Additionally off the sitting room is a flexible double room, carpeted and useable as a ground floor bedroom, dining room or study, served by a large downstairs shower room which echoes the property's high level of finish.

Upstairs hosts 3 double bedrooms, each enjoying ample natural light with large floor-to-ceiling windows. The principal suite makes advantage of a high level of built-in wardrobe storage and ensuite shower room, with the third room also benefitting from built-in storage while being served alongside the second bedroom by a contemporary family bathroom.

Outside, the development is entered through a coded gate, with a shared driveway through the well kept grounds to the property's dedicated parking space and single garage. Number 14 has a good amount of garden space to the front, maintained by the development's groundskeeper, with a small patio area that wraps around to the side French doors.

14 Howarth Park, Salisbury, SP1 2QW

Rent
£2,250 Per Month

 3  3  2

Features

- Retirement development
- Substantial modern home
- 3 double bedrooms
- Integrated appliances
- Maintained grounds
- Ages 55's and over
- High quality fixtures and fittings
- Open plan living
- Parking space and garage
- Air source heat pump

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

C (79)

Outgoings

Council Tax: Wiltshire Council
£4,012.07 (2026/27) Band F

Size

1810.00 sq ft

Location

Howarth Park is an exclusive and quiet gated development of bespoke 'lock-up-and-leave' homes for over 55's, offering peaceful but central living within a few minutes' walk of Salisbury's wide range of vibrant shopping, culinary and cultural amenities. For commuters, Howarth Park is ideally positioned, with Salisbury's mainline station being within easy walking distance providing direct rail services to London Waterloo (approximately 90 minutes), while the conveniently accessible A303 and M3 corridors place the South Coast, London, and the West Country all within practical reach. The nearby market town of Wilton offers a further variety of amenities, while the broader centres of Winchester, Andover and Southampton are all readily accessible by road or rail.

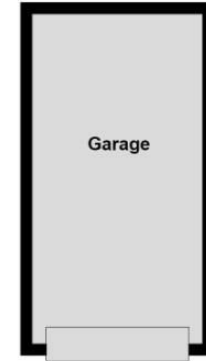




Ground Floor



Outbuilding



First Floor



Total area: approx. 168.2 sq. metres (1810.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines

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