



2 MERRIFIELD ROAD, FORD, SALISBURY SP4 6DF

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BAXTERS
PROPERTY & LAND AGENTS



2 MERRIFIELD ROAD, FORD, SALISBURY SP4 6DF

PRICE GUIDE: £640,000

Merrifield Road is a mature residential close on the very edge of the Wiltshire village of Ford which lies about 4 miles to the northeast of the Cathedral city of Salisbury. No 2 is a substantial 5 bedroom detached property of excellent proportions with a double garage and a sunny corner garden; the property has been within the same ownership since its construction in 1989.

This fine family home is located just off the entrance to the close and enjoys a lovely outlook over paddocks, fields, and countryside. The accommodation is light & airy with a well planned internal living area in excess of 1700sqft comprising of, on the ground floor, a large welcoming reception hall, double aspect living room with feature fireplace, dining room, study, remodelled and refitted kitchen, utility room, and cloakroom .



Off the first floor landing you will find a superb principal suite with double bedroom, full bathroom, and extensive fitted furniture. There are four more double bedrooms and a large family bathroom. The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

2 Merrifield Road occupies a private corner garden, to the front is an open plan garden and two car drive leading to an integral double garage. The side and rear gardens are a particular feature offering a high degree of privacy and enjoying both a west and east aspect. There is a large expanse of lawn bordered by numerous mature shrubs and beds, a terraced patio/seating area and a summerhouse. There is an additional area of land located opposite in the form of a small copse.

LOCATION: Merrifield Road is located in the popular small village of Ford just three miles to the north of Salisbury. Greentrees Primary School (Ofsted Rated Good) is within walking distance of the property. Nearby Laverstock has a number of good secondary schools along with shops, take-aways, doctors surgery and village hall. Castle Hill Country Park is also accessible with panoramic views of the local countryside. There is a local bus service into Salisbury itself where there are a variety of schools, good shops and supermarkets, leisure facilities including cinema and playhouse. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338) and a mainline railway station which serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From the city of Salisbury proceed along the A30 passing the BP/Marks and Spencer's garage on your left hand side. Proceed straight over the mini roundabout, with Parkwood Health and Fitness Club on your right, and follow the road to the next roundabout with the BMW garage on your right. Take the second exit, continue under the bridge and take the first exit left at the next mini roundabout. Almost immediately turn left signposted Ford, and proceed into the village, through the S bed, over the small bridge, and take the first turning left just before the pinch point, into Merrifield Road where property can be found on the right hand side.

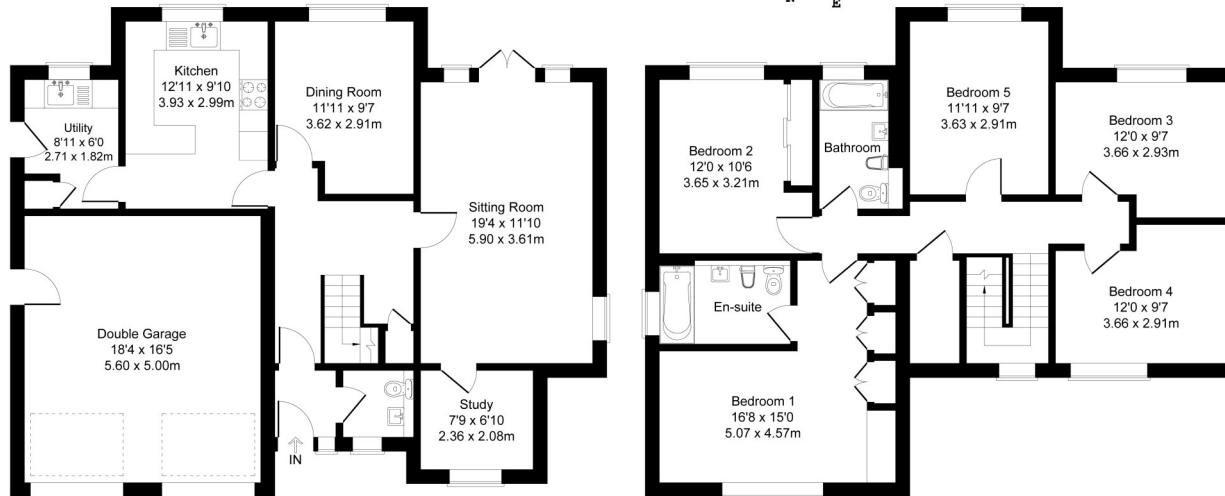


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Approximate Gross Internal Area = 1724 sq ft - 160 sq m

Garage = 291 sq ft - 27 sq m

Total = 2015 sq ft - 187 sq m



Ground Floor

First Floor

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



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F: £3,589.19 for year 2026/2027. All mains 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: 10842.

