



8 High Road

Salisbury, SP5 4DS

£399,950



A charming and characterful semi detached home offering a surprising level of accommodation along with a truly sensational rear garden and views. 8 High Road is a very well maintained home, however great scope exists to enhance and/or extend (subject to consent). Accommodation comprises entrance hall, sitting room, dining room, generous kitchen, garden room, ground floor shower room, three good size bedrooms and bathroom. Outside the property benefits from off road parking for 2-3 vehicles (with scope to create further). The extensive rear garden and view are standout features and can only be appreciated by a visit. The semi-rural location belies the convenience the property offers for Salisbury city centre but also the district hospital, which is a short walk from the property. This is a rare opportunity to acquire such a charming property with such a garden and aspect. An internal viewing is essential.



Directions

Take the A338 from Harnham a short time after leaving the city pass Longford Primary School and Community Hall, number 8 can be found on your left.

Door to:

Entrance Hall

Wood panelling, tiled floor and wall lights.

Inner Hall

Stairs to first floor with full height cupboard under. Electric heater and tiled floor.

Shower/Cloakroom

Low level WC, pedestal basin and tiled shower enclosure with thermostatic controls. Wooden panelling, heated towel rail, tiled floor and double glazed window to side aspect.

Sitting Room 10'9" x 12'9" (3.3m x 3.9m)

Twin double glazed window to front aspect, feature inglenook fireplace with log burner and exposed brickwork, lovely array of ceiling and wall beams, tiled floor. Semi open-plan to:

Dining Room 12'7" x 7'8" (3.85m x 2.35m)

Double glazed windows to front and side aspect, original brick flooring, exposed ceiling and wall beams.

Garden Room 15'5" x 9'10" (4.7m x 3m)

Glazed doors and windows overlooking the rear garden. Power and light and tiled floor.

Kitchen 14'3" x 12'3" (4.35m x 3.75m)

Matching range of wooden fronted wall and base units with tiled work surface over. Space for range style cooker with concealed extractor hood. Integral fridge/freezer and washing machine. Inset ceramic sink with mixer tap, window to side.

First Floor Landing

Access to loft space, airing and coat cupboards, exposed floorboards and electric heater.

Bedroom One 14'5" ext to 16'4" x 14'1" max (4.4m ext to 5m x 4.3m max)

Double glazed window to rear aspect with far reaching views toward Laverstock Downs, three built in wardrobes, electric heater, wall lights and exposed floorboards.

Bedroom Two 12'7" x 12'10" max (3.85m x 3.92m max)

Double glazed window to front aspect with far reaching views over open farmland toward Salisbury District Hospital, feature fireplace with exposed brickwork, electric heater and exposed floorboards.

Bedroom Three 9'8" x 7'6" (2.95m x 2.31m)

Double glazed window to front aspect with views over open farmland toward Salisbury District Hospital, exposed floorboards.

Bathroom 8'8" x 5'4" (2.65m x 1.65m)

White suite comprising WC, pedestal basin and panelled bath with mixer/shower tap. Wooden panelling, heated towel rail, obscure double glazed window and exposed floorboards.

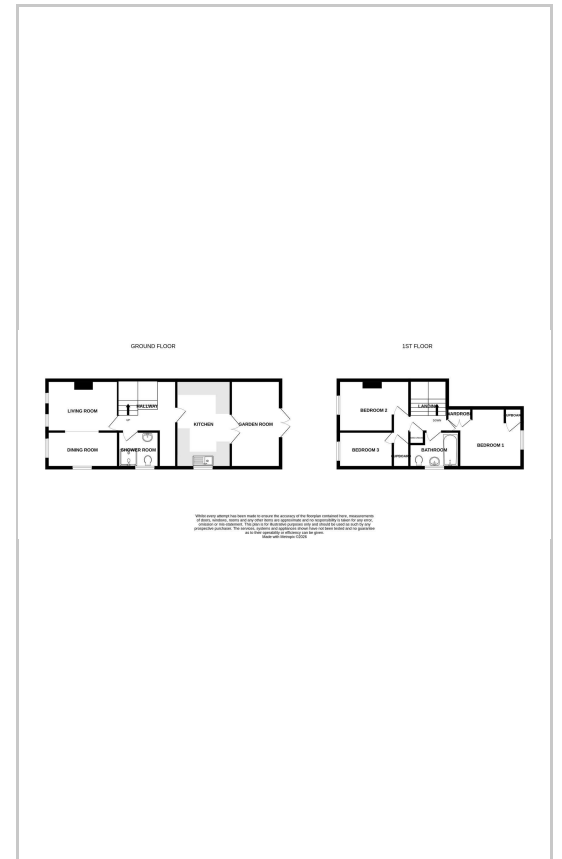
Outside

To the front of the property is a hardstanding parking area. A concrete drive stretches to the side of the house and is well enclosed by a block wall with gate to the rear garden (the driveway currently measures 11.5m x 3.4m but could be extended further into the rear garden). Outside light. Immediately outside the garden room is a paved patio area, beyond is a cobbled area which stretches to either side of the house with an extensive level of mature planting. Gate to driveway and access to storage shed (4.85m x 2.1m) with power and light. Steps lead down to a crazy paved pathway with beautifully stocked deep flower beds to either side. Further set of steps lead past further planting to a brick paved pathway and seating area which provides the perfect position to enjoy the beautiful distant views. Throughout the garden are various hidden areas, water features and ponds.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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