

6, DE VAUX PLACE, SALISBURY, SP1 2SJ



We are proud to present

6, DE VAUX PLACE

SALISBURY, SP1 2SJ

**An exquisitely finished Grade II Listed townhouse, with magnificent proportions,
lying on the southern fringe of the Cathedral Close**

- A superbly maintained five-bedroom house of 4,166 sq ft
 - Grade II Listed with immaculate period features
- Wonderful balance of formal and family living space
 - Detached gym/studio with adjoining storage
- Private gardens to the side and rear of the house
- Gated entrance with ample off-street gravelled parking
 - Enjoys the 'Liberty of The Close'
- Walking distance to the City Centre and shops





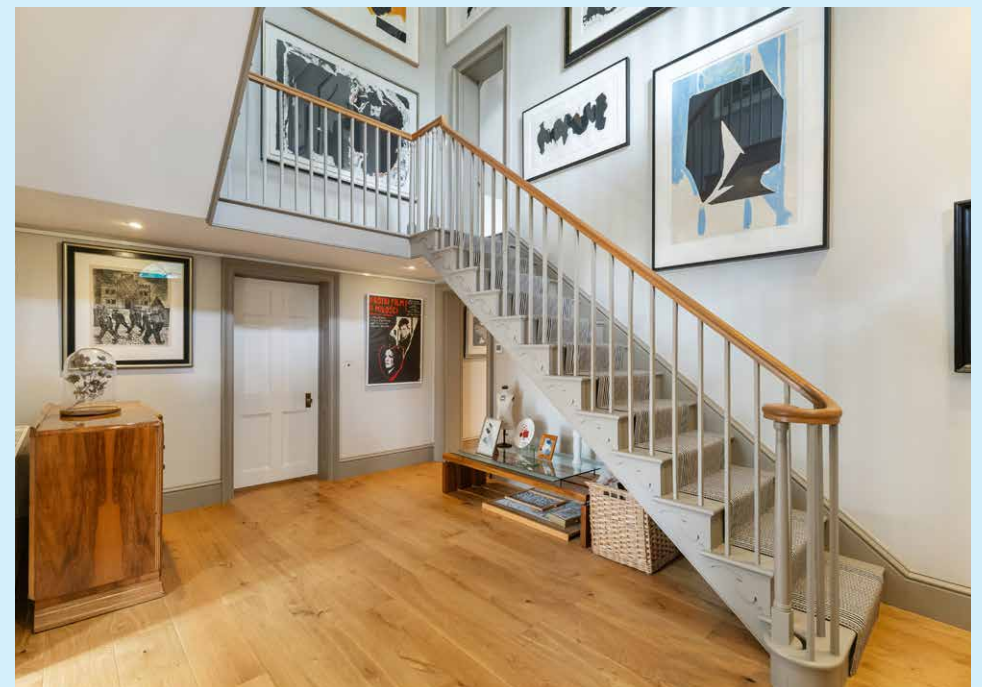
6 DE VAUX PLACE

6 De Vaux Place is one of the finest townhouses to come to the market in recent years in Salisbury. Forming the end property of a Grade II listed terrace of six houses dating to the early 19th century, it is a house that offers the best of city living, in a secluded and highly-sought after address within the Conservation Area.

Of brick and stone construction under a slate roof, the house is presented in superb order, having been overhauled and refurbished by the current owners in 2015, under the guidance of renowned builders Mouldings. What stands out is the balance of impressive entertaining rooms balancing so well with family living, offering versatile living across the ground floor. The main rooms have tall ceilings, coving, tall sash windows and working shutters.

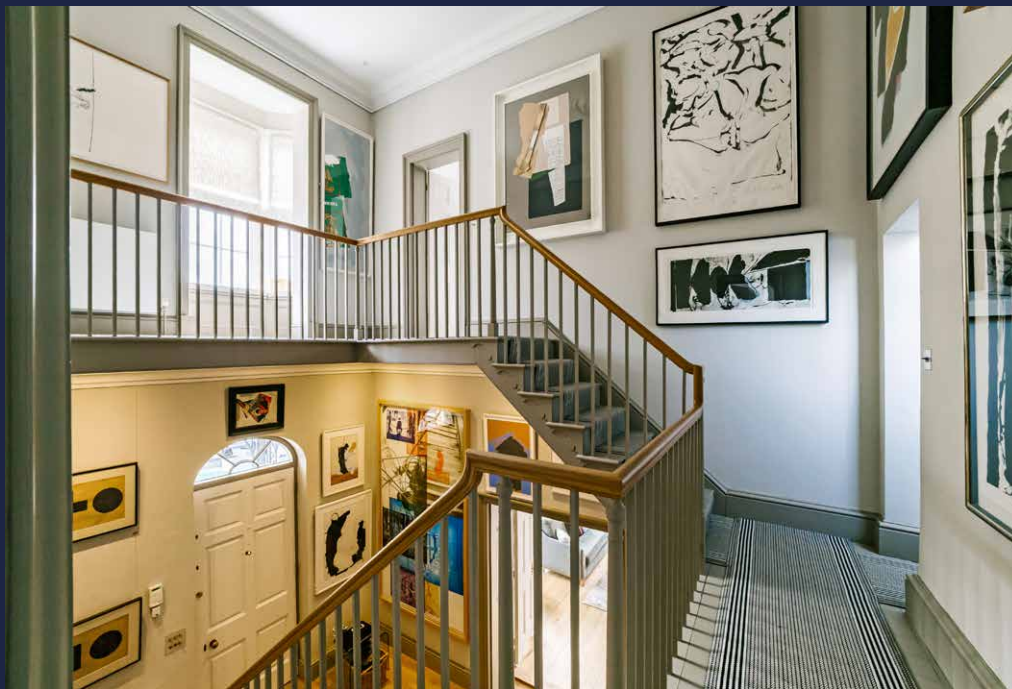
From the parking area, the main front door leads into a magnificent, vaulted entrance hall, with stairs leading up to a galleried landing area. A discreet side door leads off to the study and downstairs WC, whilst double doors open into a wonderful double aspect 20' drawing room, with Jetmaster fireplace. A further door leads into the large family kitchen, with island and large array of base units. The electric oven is complemented by a traditional Aga with companion, whilst the roof lantern ensures lots of natural light. The dining area is open plan with the kitchen, although discreet pocket-doors provide intimacy and separation if preferred. The sitting room also enfilade with the dining room, with further pocket doors offering privacy should one prefer. The sitting room is fitted with ample book shelving, has a working log-burner and door out to the garden as well.

A door leads from the kitchen into a side hall. Day-to-day pedestrian access is from the street into the side hall, with a boiler/plant room just off and the family room to one side. The owners currently use this as a design studio.











The house is no less impressive upstairs. A wonderful guest bedroom suite lies to one side of the main landing, whilst the main bedroom is sensational. Dual aspect, with a walk-through dressing area and ensuite WC, steps lead down to an adjoining bedroom which the owners use as a fabulous dressing room. There is a beautifully appointed bathroom just off. There is a further bedroom on the second floor, with an adjoining shower room and a smaller room, currently used as a music room or study area. Finally, ideal for older children, the fifth bedroom lies on the top floor with an ensuite shower room.

GARDEN AND GROUNDS

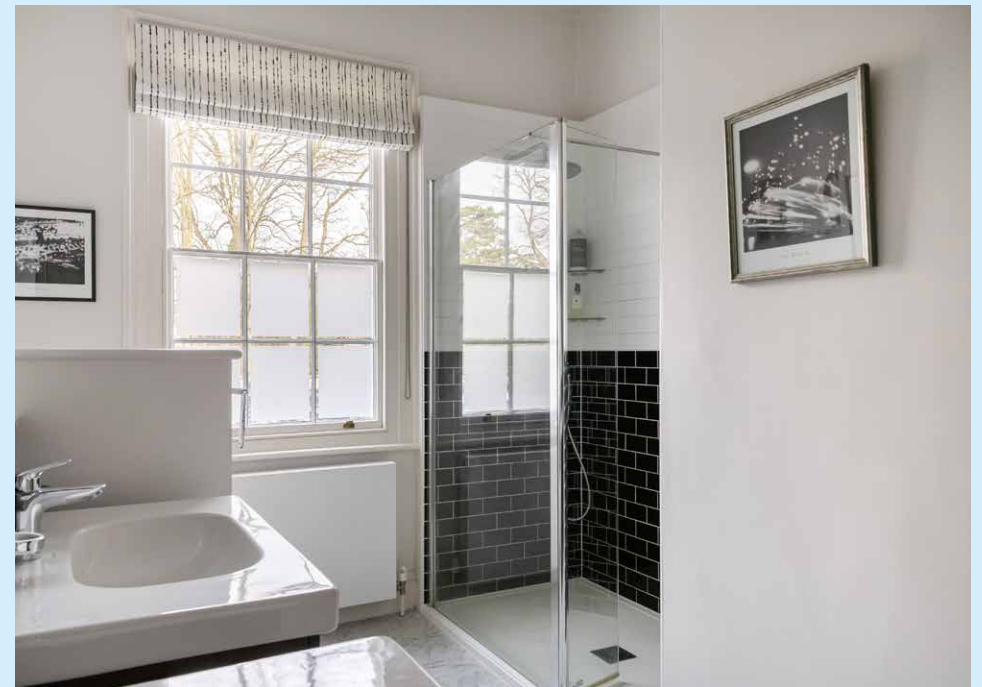
Forming the end part of the renowned De Vaux Place terrace, No.6 has been extended and has the added benefit of a larger-than-usual private garden. Approached directly off De Vaux Place, automated entrance gates open into a substantial gravelled parking area for six plus cars.

There is also street parking available (with resident's permit).

Beautifully laid out and carefully tended floral beds border the parking area and frame the main area of lawn to the south. A south-facing terrace lies off the main sitting room and drawing room, ideal for summer dining.

The gym/studio is a detached brick outbuilding under a tiled roof and has been converted from a double garage into a superb amenity space to complement the main house, with an attached garden store to one side.

The house, being within the 'Liberty of The Close', entitles the owners to use the Cathedral for christenings, weddings and funerals.



LOCATION & AMENTIES

De Vaux Place lies just outside the South Gate to The Close. The Cathedral is a few minutes' walk away with the City Centre being a level walk through The Close, which architectural historian Sir Nikolaus Pevsner described as "having more houses of architectural interest than any other space in England".

Salisbury has an extensive range of shopping and recreational facilities and Salisbury Station offers a direct service to London Waterloo from 90 minutes. Good local schools are numerous and include Salisbury Cathedral School (a few minutes' walk), Chaffyn Godolphin and Bishop Wordsworth and South Wilts grammar schools.

There is racing at Salisbury and Wincanton, golf at Highpost, South Wilts and Rushmore. Fishing on the River Avon and other nearby chalk streams. The countryside surrounding Salisbury offers large, unspoiled areas, ideal for walking and riding.

The A303 provides access to the southwest and London via the M3.









ADDITIONAL INFORMATION

Postcode : SP1 2SJ

What3Words : ///rainy.month.bliss

Tenure : Freehold

Services : Mains gas, electricity, water and drainage. Gas-fired central heating. Fibre broadband.

Local Authority : Wiltshire Council

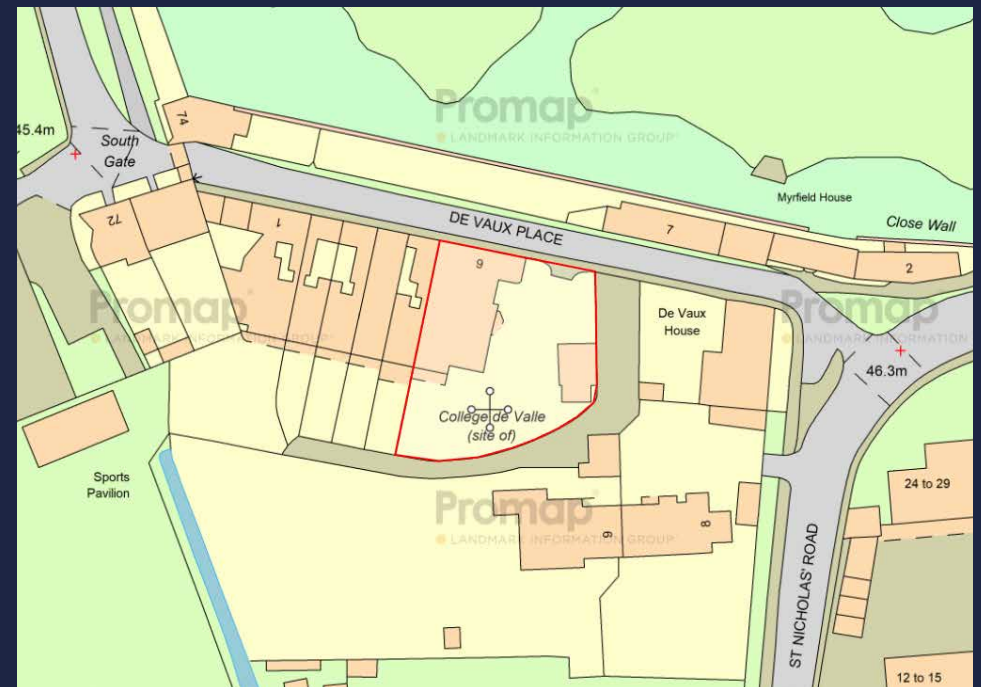
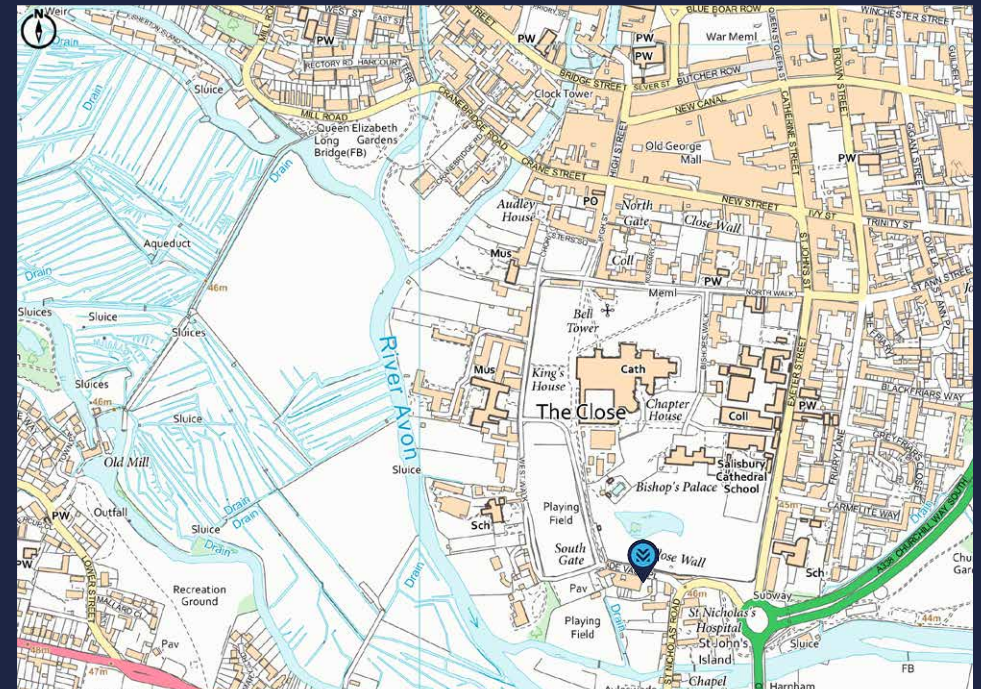
Council Tax : Band F

Planning : The Property is Grade II Listed

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings : Only by arrangement with the joint sole selling agents.

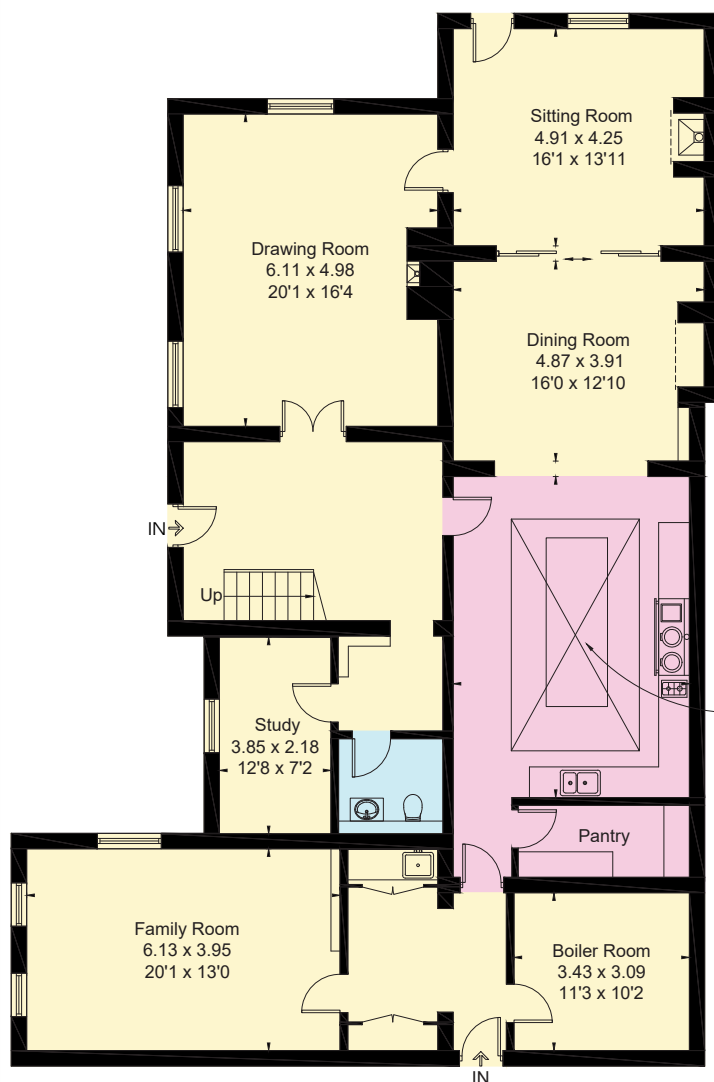
Agents Note : There is a walkway to the south of the property which No.6 has access to.



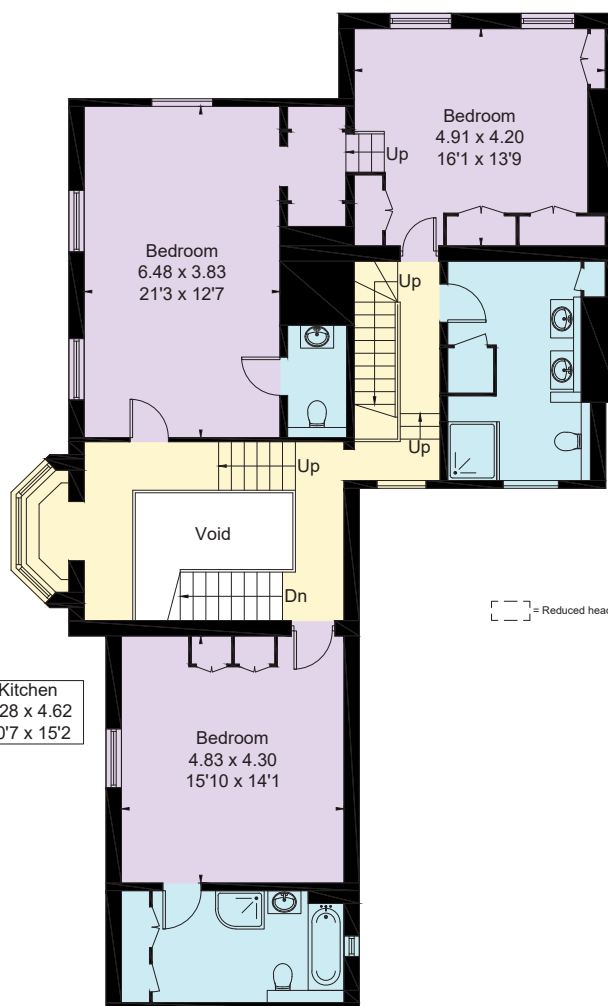
Approximate Floor Area = 387 sq m / 4166 sq ft (Excluding Voids)

Gym / Storage = 40.9 sq m / 440 sq ft

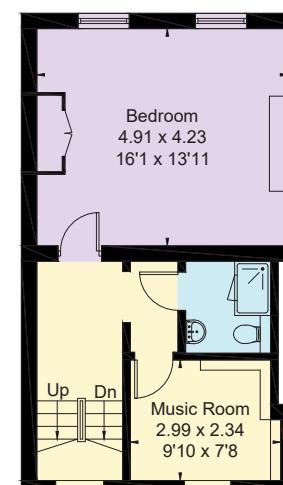
Total = 427.9 sq m / 4606 sq ft



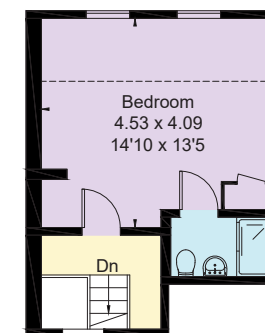
Ground Floor



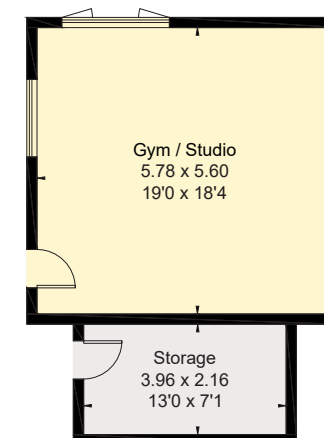
First Floor



Second Floor



Third Floor



(Not Shown In Actual Location / Orientation)



Contact

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