

57 Bouverie Avenue
Salisbury





The Property– Ground Floor

This impressive four-bedroom family home offers generous and flexible accommodation, significant scope for further development (subject to the necessary planning consents), ample off-road parking, and a beautifully mature garden. The property is ideally situated within a 15-minute walk of Salisbury Cathedral Close.

Dating from the early 1920s the property occupies a position on one of Salisbury's most prestigious residential roads, combining period character with excellent potential to create a truly exceptional family home. The home retains a number of attractive period features, including good ceiling heights, original windows, fireplaces, picture rails, and skirting boards. However, it would now benefit from a programme of modernisation and updating, including the kitchen and bathrooms, and potentially the electrics, windows, internal decoration, and floor coverings.

A canopy-style open porch leads to the front door, opening into the entrance hall, which provides access to all ground floor rooms. To the right, there is a staircase rising to the first floor. To the left, a door leads into one of two reception rooms. This room is double aspect and features an original fireplace.

The second reception room is larger, and also double aspect. Featuring a period fireplace. A box bay window provides plenty of natural light into the room, while French doors lead through to the sunroom.

The sunroom has sliding patio doors opening onto the rear garden. It enjoys a particularly pleasant outlook down the length of the garden.

The property has been extended to the rear to provide a spacious kitchen/ dining room. The kitchen is fitted with a range of wall and base units and there is an open walkway through to a larder area. The room also features a built-in L-shaped window seat and offers ample space for a dining table and chairs.

A bathroom comprising a small bath with shower over, pedestal wash hand basin, and WC completes the accommodation on the ground floor.

Services - All mains services are connected. Ofcom suggests Ultrafast broadband is available and all major mobile networks offer good service

Tenure

Freehold

EPC Rating

D (56)

Outgoings

Council Tax Band: G

Size

2219 (total)

A Detached Four-Bedroom House in one of Salisbury's most popular addresses.

57 Bouverie Avenue
Salisbury, SP2 8DU

Guide Price:
£795,000



- Highly sought after location
- 15 minute walk to The Close
- Spacious family home, flexible layout
- Charming period features throughout
- Scope for further development (STPP)
- Double-aspect reception rooms
- Garage and off-road parking
- Extended kitchen/dining room
- Large, private mature gardens
- No onward chain





The Property- First Floor

Stairs ascend gracefully from the entrance hall to the first-floor landing, creating a natural sense of flow and separation between the living and sleeping accommodation. The landing itself is well-proportioned and provides access to all rooms on this level.

Positioned to the rear of the property is the principal bedroom, a peaceful and inviting space that enjoys a pleasant outlook over the rear garden, allowing for plenty of natural light and a sense of privacy. This room offers ample space for freestanding furniture and serves as a comfortable retreat.

In addition, there are two further generously sized double bedrooms. Both rooms benefit from a double-aspect layout, allowing light to flood in from multiple directions, creating bright and airy interiors. Each of these bedrooms also retains charming period fireplaces, adding character and a sense of heritage to the spaces.

A fourth, smaller bedroom is also located on this floor, making it ideal for use as a child's room, home office, or guest accommodation. This room is complemented by built-in cupboard storage, providing practical and discreet space for belongings.

The family bathroom is fitted with a classic panelled bath with a shower overhead, a pedestal wash hand basin, and includes an airing cupboard for additional storage and linen. Completing the floor is a separate WC, offering added convenience for busy households.







Outside

The attractive and extensive rear garden is predominantly enclosed by mature hedging along the boundaries, providing a high degree of privacy. It is mainly laid to lawn, interspersed with well-stocked flower and shrub borders, along with a number of specimen trees. The rear section of the garden is thoughtfully separated by a hedge, creating an ideal area for growing vegetables. This section includes a raised planting bed and a useful utility area. Approximately halfway along the garden there is an original air raid shelter.

The garage is fitted with an up-and-over door to the front, a pedestrian side door from the driveway, and a rear window. The rear extension benefits from a pitched roof.

Location

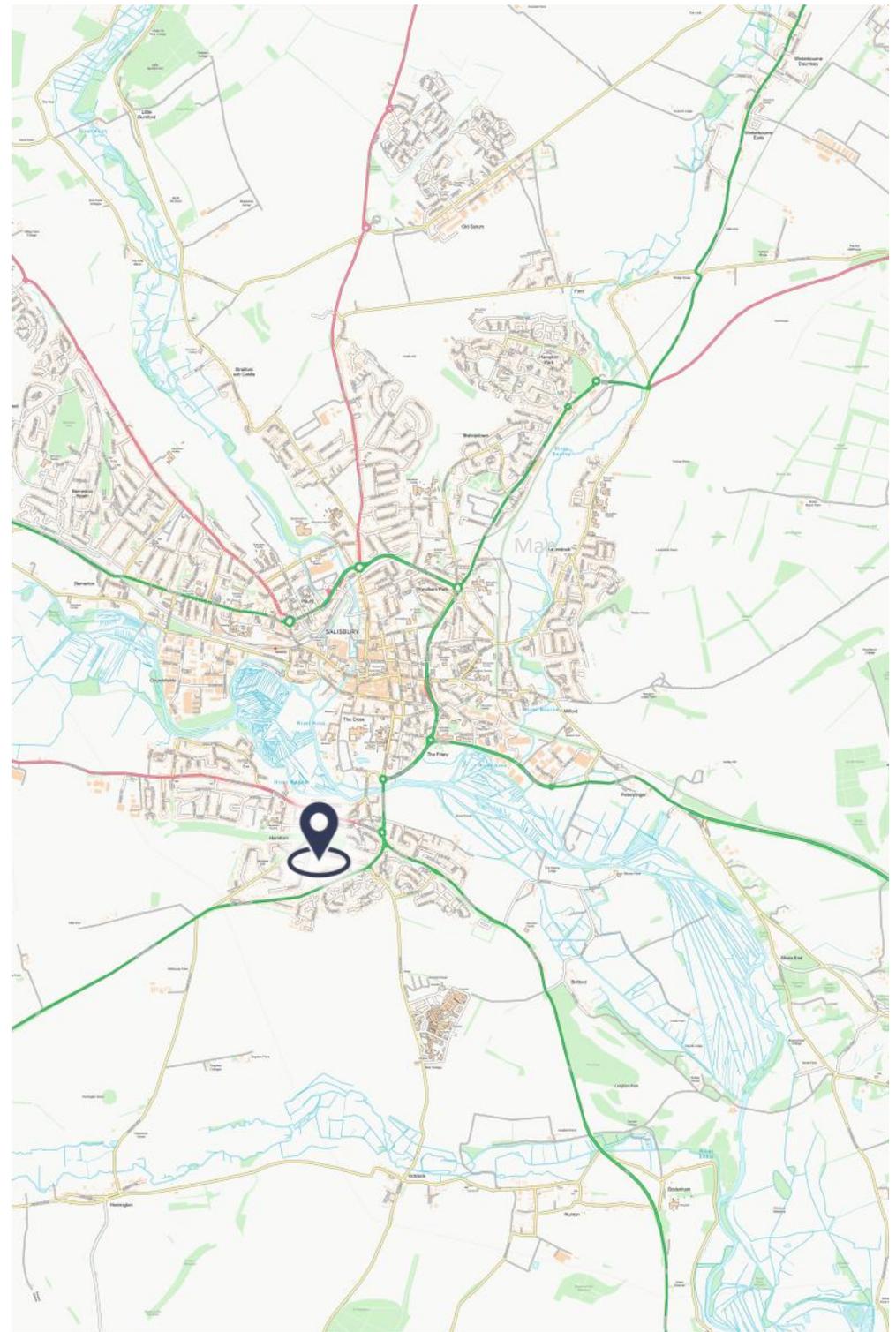
57 Bouverie Avenue is situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stone's throw away from Harnham Recreation Ground, The Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School.



Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools.

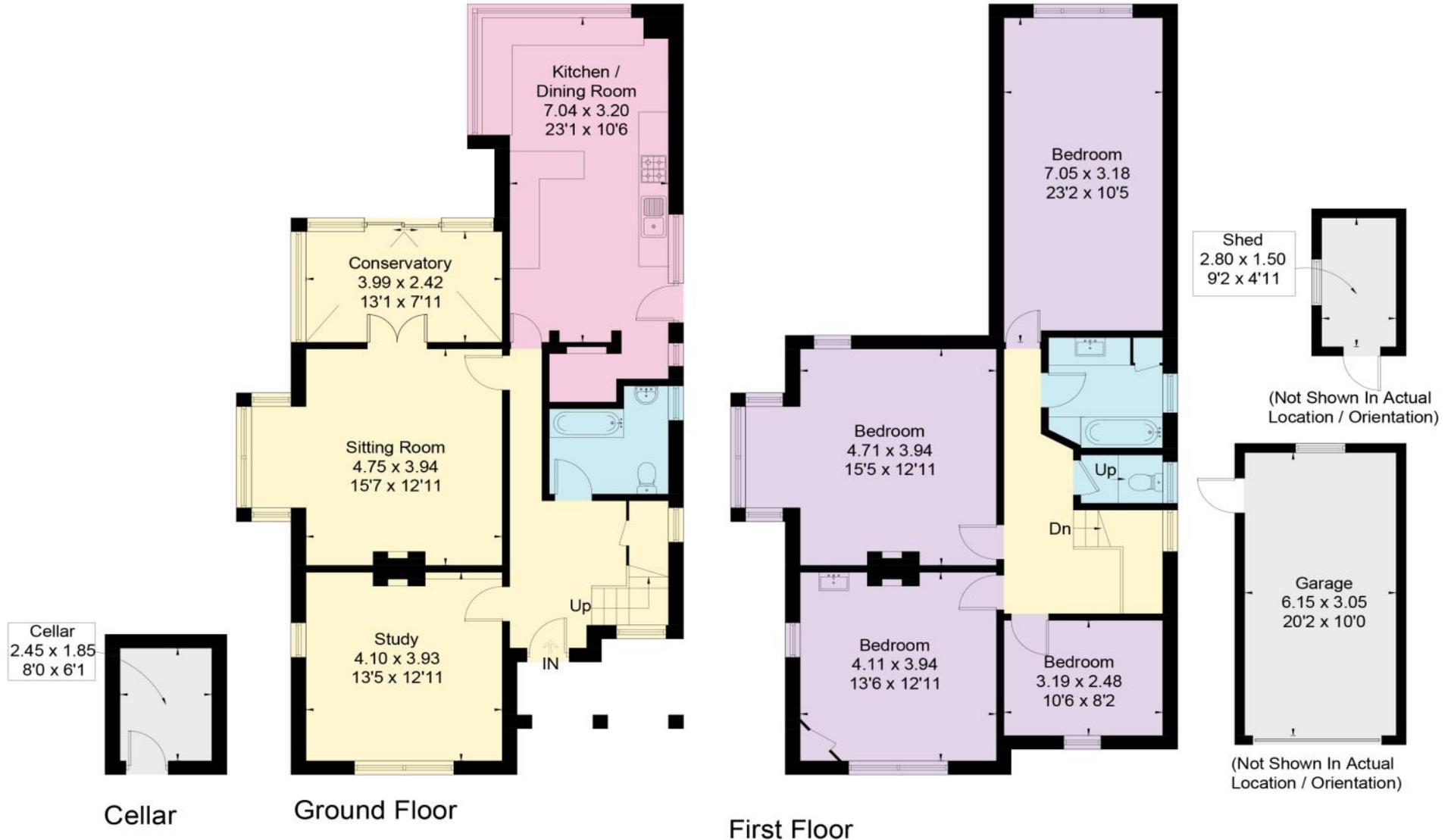
Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.







Approximate Floor Area = 182.9 sq m / 1969 sq ft
 Cellar = 4.6 sq m / 49 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 206.2 sq m / 2219 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105470

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