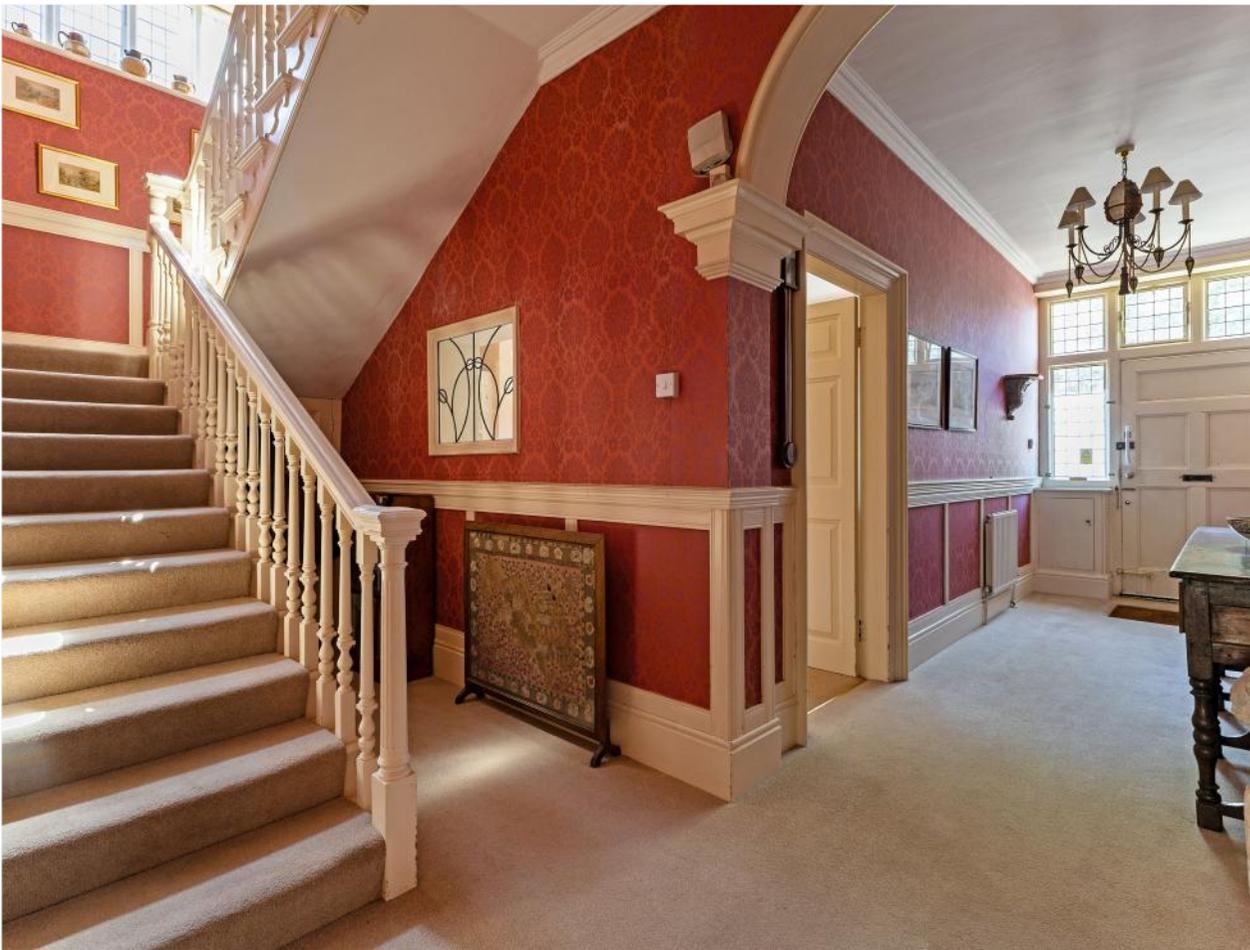


28 The Close  
SALISBURY





## 28 The Close Salisbury, Wiltshire SP1 2EJ

- Located Within The Close
- Stunning Cathedral Views
- Four Double Bedrooms
- Freehold, Over 3000sqft
- No Onward Chain
- Period Townhouse Features
- Grade II Listed
- Lovely City Garden
- Very Rare Opportunity
- Two Reception Rooms

### The Property

Benefitting from the 'Liberty of The Close,' 28 The Close is a very rare freehold four double bedroom period townhouse offering comprehensive accommodation of over 3000 square feet, set over three storeys. Situated in one of Salisbury's most prestigious locations, amongst a wonderful mixture of impressive period townhouses, the house is south facing and enjoys extraordinary views towards Salisbury's impressive Cathedral.

The property is mostly rendered with wall hung tiles and a tiled roof. Substantial bay windows are prominent to the front of the house promising and delivering striking views of the breathtaking Salisbury Cathedral with its unique 123 metre high spire and English Gothic architecture.

On the ground floor there are two reception rooms, a kitchen and a downstairs WC. The sitting room has a high ceiling with feature cornicing, beautiful fitted cabinetry and a large south facing bay window with views of the Cathedral. The kitchen has a gas fired Aga and plenty of space for a kitchen table, it leads through to a formal dining room with a bay window with views out to the garden. There is a back door leading to a terrace with the gardens beyond.

An elegant wide staircase leads to the first floor and to the main sitting room which again features notable cornicing and a large bay window with fitted seating and wonderful views of the Cathedral. Also on the first floor is the principal bedroom which has a bay window with views over the garden and beyond and its own bathroom. A separate family bathroom completes this level. Up to the second floor and there are three further double bedrooms and a third bathroom. The larger bedroom again has spectacular views towards the cathedral.

Situated on North Walk within The Cathedral Close, this rare and historic four bedroom freehold house enjoys parking, decent garden and spectacular views of the Cathedral

Tenure: **Freehold**      Size: **3019 ft<sup>2</sup>**      EPC Rating: **Listed Grade II**      Council Tax Band: **G**



4



2



3



1

**Services** - All mains services are connected. Ofcom suggests that all major mobile networks have good coverage, and Ultrafast Broadband is available

Train Station 0.6 Miles • Market Square 0.5 Miles • Harcourt Medical Centre 0.3 Miles • Hospital 2 Miles











## Outside

There is a small piece of front garden providing a degree of privacy from the pavement, it has topiary box hedging and paving leading to the front door. A prized allocated parking space is situated on the opposite side of the lane within easy access.

The main garden is larger than average for this part of The Close, it is situated to the rear and incorporates a paved terrace with the rest mainly laid to lawn with established shrubs and specimen plants. The boundaries are part wall and timber and there is a small outbuilding.

## Location

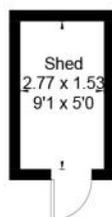
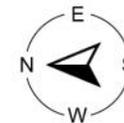
28 The Close is located in a fabulous position directly opposite the cathedral on the North Walk, within The Cathedral Close, an incredibly special place with numerous attractive and notable period buildings and an atmosphere all of its own.

At 80 acres and being the largest Cathedral Close in the country, 'The Close' is locked at night and has its own security teams providing the upmost of privacy. The city centre is a short and level walk where there is an excellent range of shopping, educational, leisure and cultural facilities.

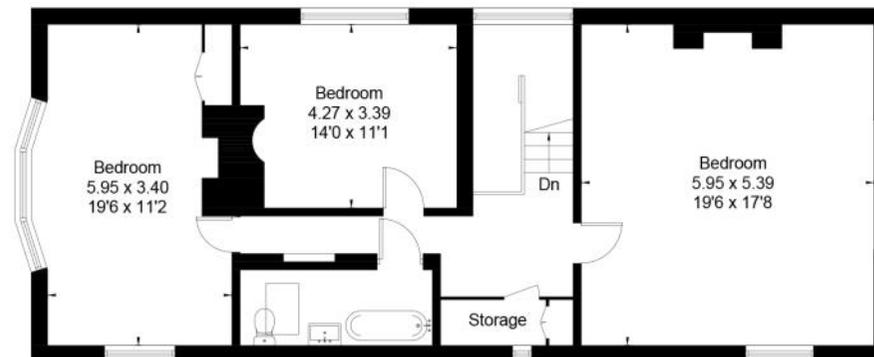
Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station.



Approximate Floor Area = 280.5 sq m / 3019 sq ft (Excluding Shed)



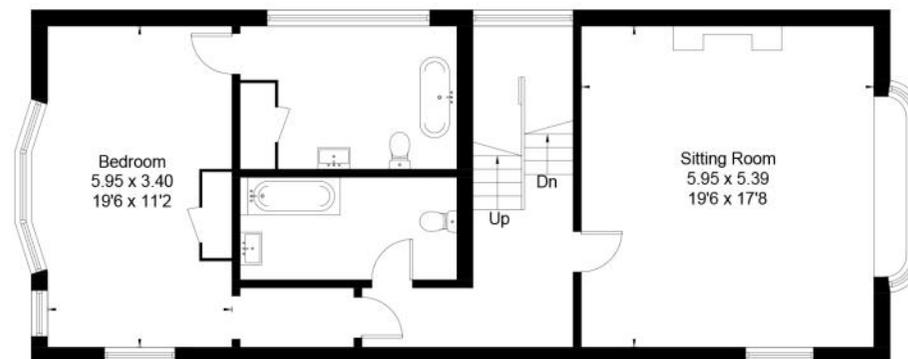
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor

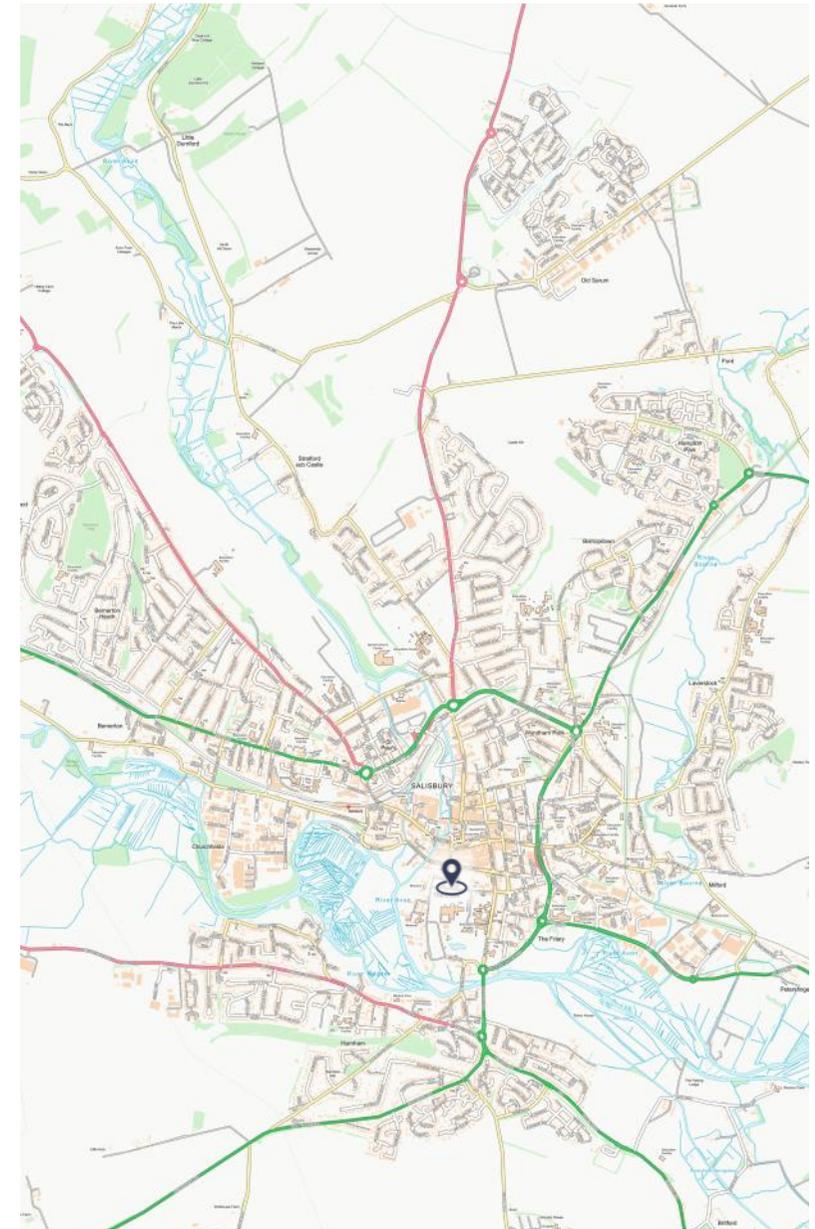


First Floor



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 #95121



**Disclaimer Notice**

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