21 Victoria Road



Myddelton & Major™

We are proud to present

21 Victoria Road, Salisbury, SP1 3NF

A substantial family home, extending to nearly 2,700 sqft,
located in a sought-after no-through road a short walk from the City Centre

Exceptional Edwardian house

Unspoilt period features including tall ceilings and large windows

Open-plan family kitchen / dining area

Six bedrooms in total, including large second floor room with study area

Beautiful rear garden with raised deck area

0.7 miles from Market Square

0.8 miles from train station

Freehold sale



21 Victoria Road

> *"A beautifully appointed, family house"*

21 Victoria Road is a beautifully presented family house, located halfway down the no-through road. Constructed of brick under a tiled roof, the house is not listed but has many of the period features one would expect for a house of this calibre.

The house faces south-west and benefits from plenty of natural light coming into the front of the house.

The generous entrance hall has tall ceilings, stripped pine floorboards and an elegant staircase leading up to the first-floor landing.

The main sitting room has a large bay window with tall windows whilst the equally attractive family room has French doors out to the rear garden as well.

The main rooms are beautifully appointed, with decorative cornicing, stripped pine flooring, and excellent proportions. The reception rooms feature a wood burner and an open fire. There is a downstairs shower room and a utility space with stacked washing machine and tumble dryer.

The owners opened up two rooms at the rear to create an exquisite family kitchen and dining room. The beautiful kitchen space is ideal for those who really like cooking, with 'shaker-style' units and a large island in the middle.

A conservatory to the rear links nicely to the garden and provides further practical space for a large family.

Upstairs, there are five rooms, one of which is used as a lovely home office. The main front bedroom has large built-in wardrobes and another has wardrobes and a study area.

One of the bedrooms has an ensuite shower room, whilst there is a separate WC and a large family bathroom as well.

Stairs lead to the second floor (which has been let in the past) and provides a classic 'teenage' space, with large bedroom and open study/dormitory area.

























Outside

A path leads from the front to the back garden which provides a lovely area of lawn, colourful beds and a pretty area of raised decking, with pergola above. A secluded nook to the side of the house is ideal for alfresco dining whilst there is space for two garden sheds at the top of the garden.







Approximate Floor Area = 250.3 sq m / 2694 sq ft



Ground Floor First Floor Second 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 #108691

Disclaimer Myddelton & Major for themselves and for the vendors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Location & Amenities

Victoria road is a highly sought-after and peaceful residential no through road located just outside the ring road, yet still within easy reach of the centre of the Cathedral City of Salisbury. The property is only a short walk to the nearby Victoria Park and to the local Co-Op. Waitrose is 0.4 miles away on foot. Open countryside is a mile away.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities.

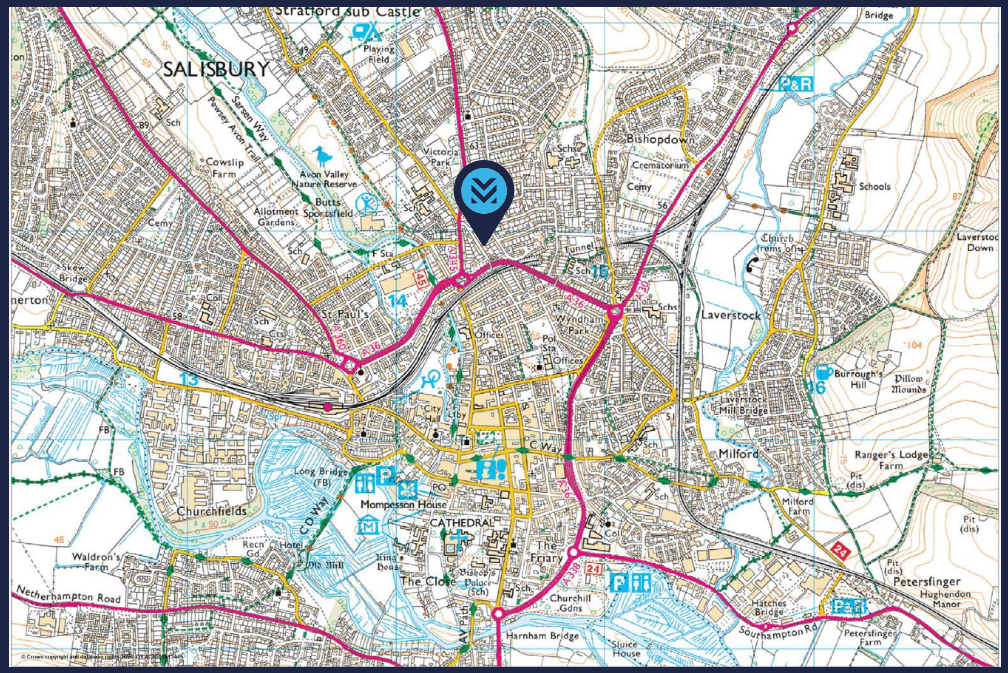
There are a number of primary and secondary schools, both private and state, including boys' and girls' grammar schools.
Bishop Wordsworth and South Wilts are very highly regarded.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct mainline train links to London Waterloo from about 85 minutes.

Directions

Postcode: SP1 3NF
What3Words: ///train.skirt.visit









Additional Info

Services: Mains gas, electricity, water and drainage. Fibre broadband. There are two open log-fires in the house. Resident permit street parking.

Council Tax: Band F

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

Viewings

Strictly by appointment with the sole selling agents Myddelton & Major.

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