



4 Warneford Crescent, Longhedge, Salisbury, Wiltshire, SP4 6SB

Guide Price £610,000 Freehold

About The Property

Stunning family home situated in a small close in this popular development to the north of the city and offered in excellent order throughout. The current owners have made many improvements to the property including, the large patio and landscaping the gardens. Additional features include gas fired central heating, double glazed windows and hard flooring to hallway.

To the front of the house is a well stocked flower and shrub bed whilst to the side is a large brick paviour driveway with parking for a number of vehicles. This leads to the double garage with light, power, loft storage and door to garden. The rear garden can be reached via the side pedestrian gate. This is a good size and extends to the rear of the garage and side of the house offering good storage areas. It is laid to lawn with very well stocked flower beds, shrubs and trees, large porcelain patio, wooden garden shed and offers a good degree of privacy from mature plants. It is enclosed by timber fencing to all sides and has a water tap and outside lighting.

The house is approached by a covered porch with outside lighting with front door leading into the entrance hall. This has the stairs to the first floor and storage beneath. There is a cloakroom/utility room which has space for washing machine, tumble dryer and storage and a study. There is a fantastic 7.95m kitchen/dining room overlooking the garden with French doors and a good range of worksurfaces, cupboards and drawers. Double doors lead through to a 5.75m sitting room with bay window to the front.

On the first floor is a master bedroom with fitted triple wardrobes and ensuite shower room, bedroom two has a fitted double wardrobe a family bathroom and three further bedrooms, two with freestanding wardrobes.

The property lies within catchment for both grammar schools and is on a regular bus route in and around Salisbury. There is a mainline railway station at Salisbury which runs through Grateley to Waterloo (1 hour 40 minutes) and the West Country. The A303 to the north gives access to the M3 and M25, whilst Southampton is reached via the A36 and M27. Beautiful countryside lies to all sides of Salisbury including the Cranborne Chase and New Forest National Parks.



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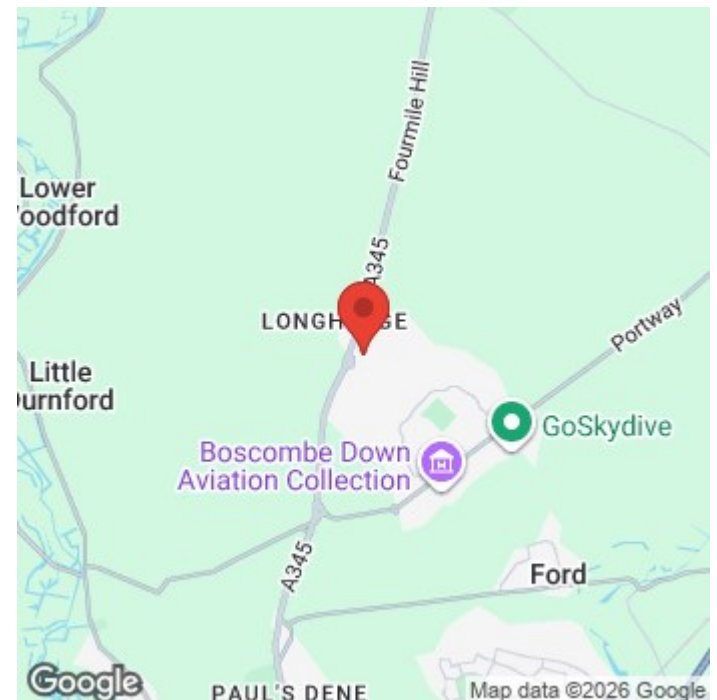


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1534.90 sq ft

- Superb Family Home
- Open plan large kitchen/dining room
- Large sitting room
- Double garage with large driveway
- Front & back well stocked gardens
- Private rear garden with large patio area
- Study/Office
- Large main bedroom with triple built in wardrobes
- Further three double sized bedrooms one with fitted wardrobes
- Gas central heating





Further Information

Local authority: Wiltshire Council

Council Tax: E - £3394.83 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From Salisbury proceed north on Castle Road (A345). Proceed over the Beehive park & ride roundabout and at the next roundabout, turn right into McNamara Street. First on the left is Wameford Crescent.

What3words: ///panting.flop.levels



Total area: approx. 142.6 sq. metres (1534.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(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	