

102 Harnham Road, Harnham, Salisbury, SP2 8JW



 Myddelton & Major.

We are proud to present

102 Harnham Road

Harnham, Salisbury, SP2 8JW

A rare opportunity to acquire an elegant period home with exceptional riverside gardens in one of Salisbury's most desirable residential locations.

- Semi-Detached 1930's family home in sought-after Harnham
- Stunning riverside garden with views towards Salisbury Cathedral
 - Superb open-plan kitchen, dining and family extension
- Light-filled contemporary living space overlooking the garden
 - Three generous double bedrooms including principal suite
- Two elegant reception rooms with period character features
 - Private terrace ideal for outdoor entertaining
 - Off-road parking for approximately three vehicles
 - Garage included within nearby private block
- Direct access to the River Avon and water meadows outlook





The Property

A beautifully presented semi-detached 1930's home, enviably positioned within the highly sought-after suburb of Harnham, just south of Salisbury city centre. Combining period charm with a stunning contemporary extension, this exceptional family home enjoys wonderful riverside gardens with delightful views over pretty water meadows towards Salisbury Cathedral.

To the front of the property, a gravel driveway provides off-road parking for circa three vehicles, bordered by mature shrubs, hedging and small trees. A welcoming porch leads through to the original entrance door with attractive leaded glazed surrounds, opening into a spacious entrance hall with stairs rising to the first floor and useful understairs storage.

The ground floor accommodation offers excellent versatility and flow for modern family living. The elegant front reception room features a charming bay window and attractive fireplace with wooden mantel and gas fire and oak shelving in the alcove, while recessed sliding doors open into a second reception room with direct access to the rear garden.

A shower room with mains shower, wash basin and WC serves the ground floor.

To the rear of the property lies the impressive extension, added circa 2020, creating a magnificent open-plan kitchen, dining and family space. Flooded with natural light from six electrically operated roof lights, this stunning room is undoubtedly the heart of the home. Large bifold doors open seamlessly onto the terrace and frame delightful views down the garden towards the River Avon.

The contemporary kitchen is fitted with an extensive range of wall and base units with generous work surfaces and integrated appliances including double ovens, dishwasher and fridge freezer. There is ample space for both dining and relaxed seating areas, perfect for entertaining and everyday family life. Additional benefits include a utility room and fitted water softener.

Upstairs, the spacious landing provides access to all bedrooms and includes useful storage cupboards housing the Worcester boiler (installed in 2012) and hot water cylinder. The principal bedroom enjoys a wonderful rear outlook across the garden and river beyond and was formerly two bedrooms, now combined to create an impressive suite with extensive built-in wardrobes and a stylish ensuite shower room.

Two further double bedrooms are positioned to the front of the property, one featuring an attractive bay window. A well-appointed family bathroom serves these rooms and includes a bath, separate shower cubicle, wash basin and WC. Scope to create a further bedroom in the loft space (subject to necessary consents).





Outside

Externally, the rear garden is a true highlight of the property. A delightful terrace adjoins the extension, providing an ideal setting for outdoor dining and entertaining. Steps lead down to beautifully landscaped gardens with a central lawn bordered by mature flower beds, shrubs and small trees, gently sloping towards the riverbank.

At the foot of the garden is a truly special seating area overlooking the River Avon and the famous water meadows, with breathtaking views towards Salisbury Cathedral. The property also benefits from an underground drainage water recovery system supplying an external tap.

Located along a private gravel track, a few yards along from this property is a single garage situated within a nearby block serving neighbouring homes.

Location

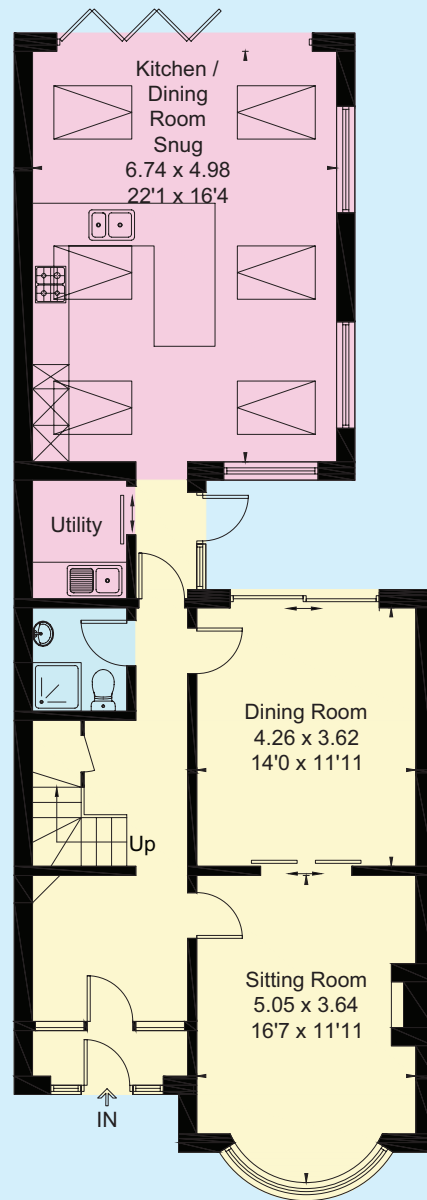
Harnham is widely regarded as one of Salisbury's most desirable residential areas, offering a wonderful balance of city convenience and countryside surroundings. Positioned just to the south of the city centre, the area is particularly admired for its picturesque water meadows, riverside walks and iconic views of Salisbury Cathedral.

The property enjoys easy access to Salisbury city centre, with its excellent range of independent shops, restaurants, cafés and leisure facilities, together with a mainline railway station providing direct services to London Waterloo. The nearby A36 and A303 also offer convenient road links to the South Coast, Bath and London.

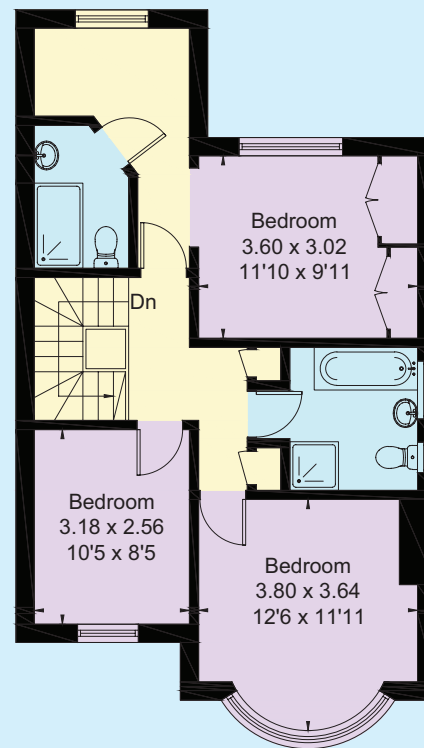
Harnham itself benefits from a strong sense of community and excellent local amenities including a convenience store, public houses, schools and recreational facilities. The surrounding countryside provides endless opportunities for walking, cycling and outdoor pursuits, with the beautiful Cranborne Chase and New Forest National Park both within easy reach.



Approximate Floor Area = 153.2 sq m / 1649 sq ft
 Garage = 10.8 sq m / 116 sq ft
 Total = 164 sq m / 1765 sq ft



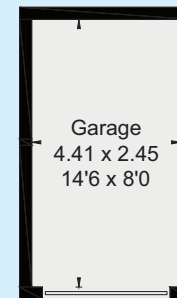
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Additional Information

Services

All mains services are connected. Gas fired central heating. Solar panels. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and inside.

Tenure

Freehold

Council Tax Band

Band E

EPC Rating

EPC C (70)

Square Footage

1,649 ft²



Contact

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