



10 HIGHLANDS ROAD, HARNHAM, SALISBURY SP2 8EG

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £545,000

Located within the hugely desirable suburb of Harnham, this fine detached bay fronted property offers excellent accommodation, private drive, garaging, and a large mature private garden.

10 Highlands Road is a light and airy characterful post war family home with a little over 1200sqft of internal living space arranged over two floors. The extended ground floor comprises of a welcoming reception hall, double aspect sitting room with working fireplace, dining room with working fireplace and patio doors out to a south westerly patio/terrace, study/breakfast area, large double aspect kitchen with direct access to the garden, utility room with storage and cloakroom.

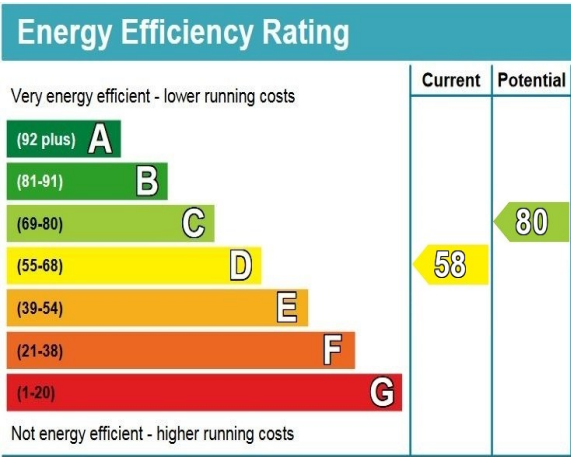


Off the first floor landing are three bedrooms; the main bedroom has a large bay window with far reaching views and fitted cupboards; the second bedroom is at the rear with fitted cupboards and views over the garden. The third bedroom also enjoys a pleasant outlook and there is a large family bathroom. The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

To the front is a raised open plan garden with side access leading through to the rear garden. There is a private drive with off road parking and access to an attached garage with eaves storage. A particular feature of 10 Highlands Road is the large, mature southwest facing private garden with an expanse of lawn bordered and interspersed with flower beds, shrubs, trees, and various seating areas.

LOCATION: The property is situated in the popular area of Harnham within walking distance of the historic cathedral, city centre, and Salisbury District Hospital (approximately 5 minutes' drive). Local facilities include a Marks and Spencer's food shop at the nearby garage on the Downton Road and a Nisa general store a little further on. Harnham Primary school is located in Hollows Close, only a short walk away. Salisbury has extensive shopping facilities, a thriving market, and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, and recreation ground and three tennis clubs, (one of which is close by). Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service to London, Waterloo (90 minutes), and the West Country.

DIRECTIONS: From central Salisbury proceed along Exeter Street to St Nicholas roundabout and continue in a southerly direction straight across onto the A338 Newbridge Road. Keep in the right hand lane and at the traffic lights stay in the right hand lane and filter to the right exiting left onto the New Harnham Road (signposted A3094). Take the first left into Wavell Road and then the second left into Highlands Road. Number 10 will be found about halfway along the street on the right hand side.



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Approximate Gross Internal Area 117 sq ft - 1265 sq m

Garage 11 sq ft - 120 sq m

Total 128 sq ft - 1385 sq m

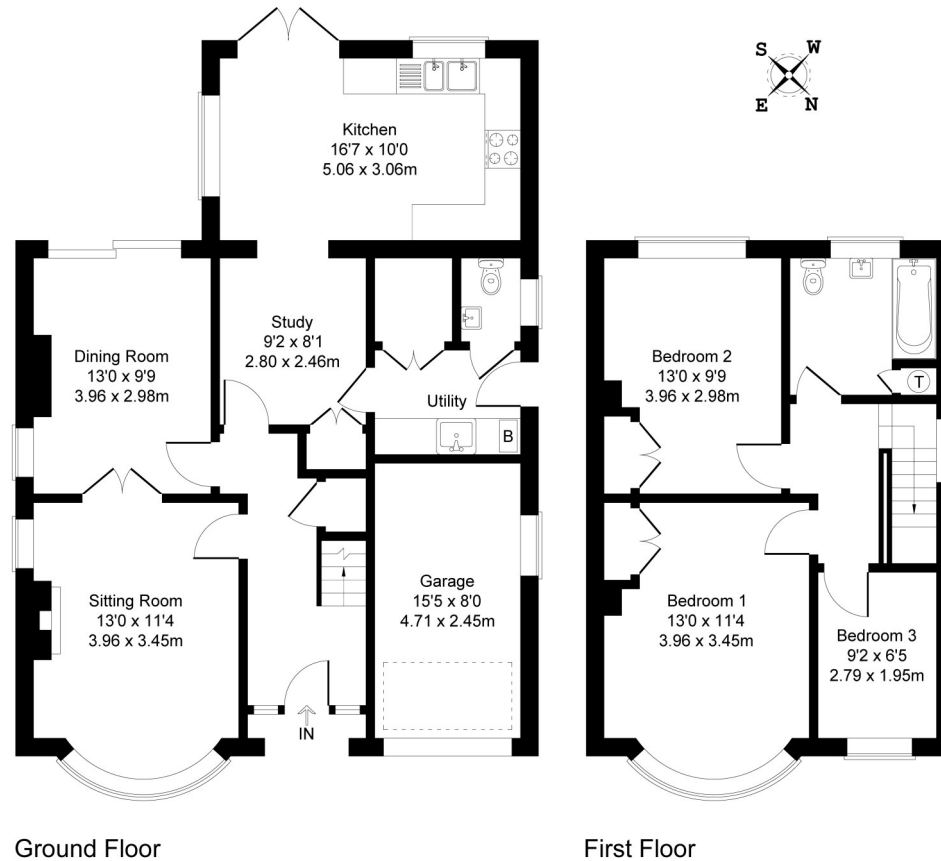


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £3,394.83 for year 2026/2027. All mains services connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10845.