

53 Highbury Avenue Salisbury SP2 7EY



We are proud to present

53 Highbury Avenue

Salisbury SP2 7EY

This beautifully presented Victorian home effortlessly combines period charm with thoughtfully considered modern improvements by the current owners, creating a spacious and versatile family home.

- Four bedrooms
- Period features
- Set over three floors
- Bathroom and two ensembles
- Less than one mile from Salisbury mainline train station and city centre





The Property

Ground Floor

Stepping inside, the entrance hallway immediately features the home's character, with high skirting boards, original period details and providing access to the principal reception rooms. Positioned at the front of the property, the sitting room has lots of natural light from a large front window which was replaced by the current owners in 2014. Retaining its period character with picture rails and a beautiful marble-surround fireplace, the room is centred around a Grisdale wood-burning stove installed in 2019, creating a warm and inviting focal point.

The separate dining room equally has lots of character, featuring stripped original wooden floorboards, natural wood doors and an exposed brick fireplace with a marble plinth. Enhanced with an Ecosy wood-burning stove installed in 2025, this welcoming space enjoys views over the rear garden, making it ideal for both everyday family dining and entertaining. Practicality has also been carefully considered, with a useful understairs storage area fitted with shelving and baskets, together with a separate cupboard housing the gas meter, providing additional storage.

The kitchen is just off the dining room and is located at the rear of the property, the spacious kitchen has been designed for modern family living. It benefits from underfloor heating beneath riven slate oyster tiles and features soft green shaker-style cabinetry with solid wooden handles, granite worktops and matching upstands. Integrated appliances include a Hotpoint induction hob, recently fitted Hotpoint double ovens and newly replaced integrated Hotpoint dishwasher. There is additional space for a washing machine, tumble dryer and large fridge freezer. The picture window above the sink frames views across the garden and there is a side door to access the garden.

First and Second Floors

The first floor offers three well-proportioned bedrooms and a stylish family bathroom. The third bedroom is currently arranged as a child's bedroom and enjoys views over the rear garden. This versatile room would also make an ideal home office, nursery or guest bedroom. The family bathroom has been beautifully refitted and features a contemporary bath, wash basin with vanity storage, WC, elegant beige metro wall tiles and stylish patterned vinyl flooring. The second bedroom, which also overlooks the rear garden, is currently used as a child's bedroom and retains an attractive Victorian fireplace, adding character and charm. The impressive principal bedroom is positioned at the front of the property and boasts high ceilings, large feature windows, stripped wooden flooring, built-in storage and a stunning Victorian fireplace. It also benefits from a recently fitted en-suite shower room comprising a walk-in shower, wash basin, WC and wood-effect vinyl flooring.





A further staircase, illuminated by a ceiling lantern that floods the space with natural light, leads to the loft conversion, completed in 2019. This outstanding principal bedroom suite enjoys some of the finest views in the property, with spectacular view across to Salisbury Cathedral and the surrounding countryside. The generous bedroom is bathed in natural light from two Velux windows and a rear-facing window, while extensive fitted eaves storage provides excellent practical space, creating a beautifully appointed and tranquil principal suite. The en-suite shower room is stylish and comprises of a newly fitted electric shower, wash basin and WC.

Overall, this beautifully presented home offers exceptionally versatile accommodation that has been thoughtfully designed to combine character, comfort and practical modern living, making it ideally suited to a wide range of buyers.

Garden

The property is approached via an attractive pathway, complete with original Victorian tiled detailing, leading to a bespoke stained-glass front door designed by the current owners. The front garden is enclosed by a low brick wall and attractively planted with a climbing rose and established shrubs, creating a welcoming first impression.

The rear garden is a real highlight of the property, offering a wonderful balance of entertaining space and productive planting.

A side pathway with gated access leads to the front of the property for side access. There is a large terrace area complete with outside tap and ample space for outdoor dining while overlooking the garden.

Beyond the terrace, the garden is landscaped with mature borders filled with lavender, yellow roses and a variety of established shrubs. Three raised vegetable beds provide excellent growing space, while a generous lawn extends towards the rear of the garden.

Fruit trees and a garden shed sits at the end of the plot, backed by mature trees, creating a peaceful setting.

The current owners have significantly enhanced both the home and garden, creating a flexible, beautifully maintained property that perfectly blends Victorian character with modern family living.

Additional Information

Directions : Postcode SP2 7EY

What3Words: ///backed.spoke.juices

Services : Mains electricity, water and drainage. Gas-fired central heating. Broadband.

Council Tax : Band C

EPC rating : D 62

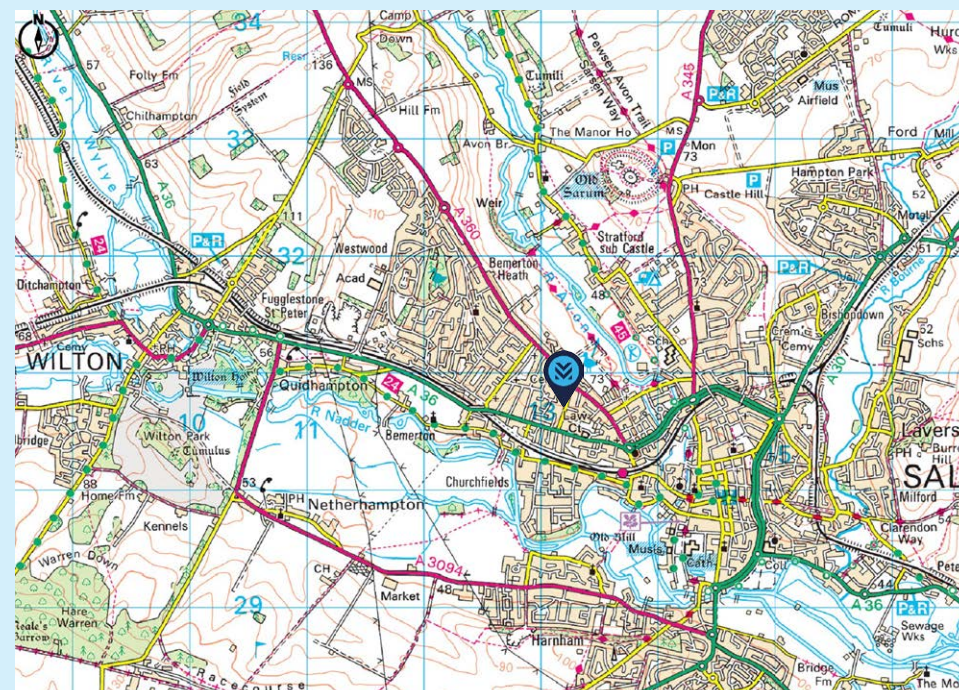
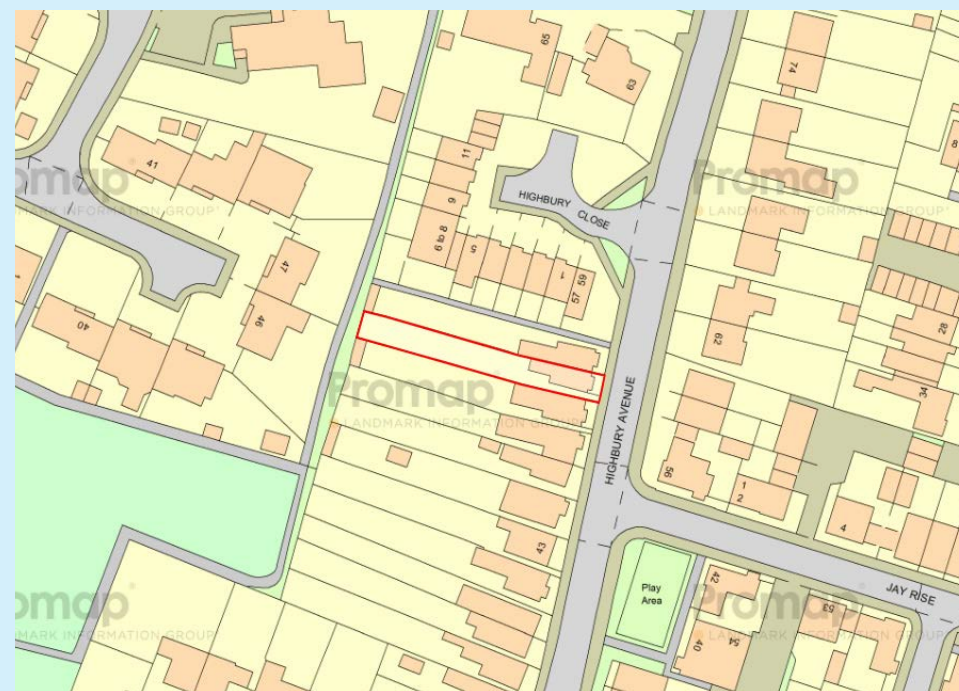
Fixtures and Fittings : Please note that,

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.

Local Authority : Wiltshire County Council

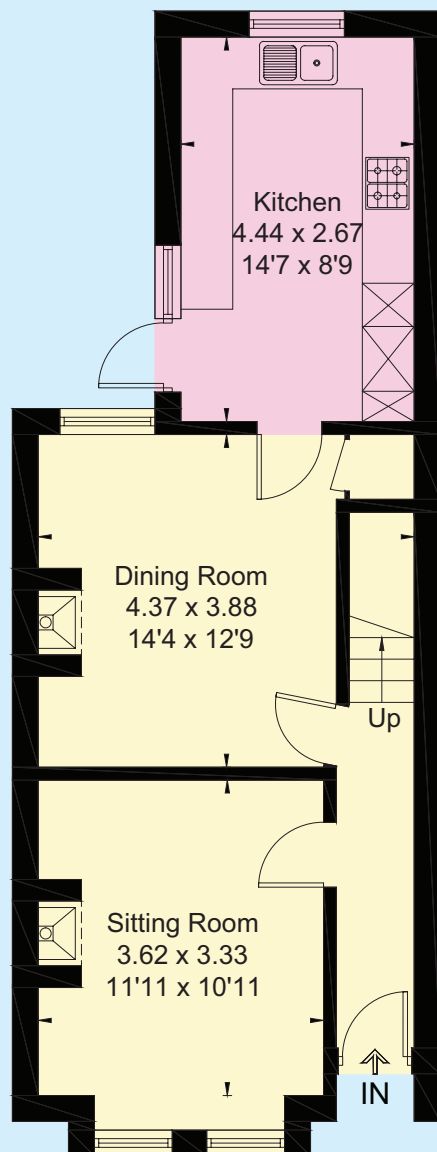
Tenure : Freehold



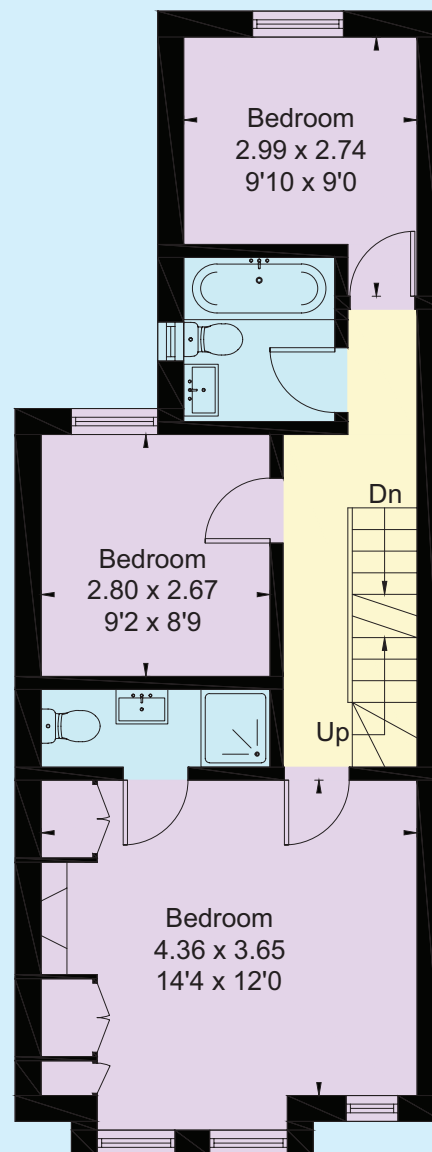
Approximate Floor Area = 116.3 sq m / 1252 sq ft (Excluding Shed)



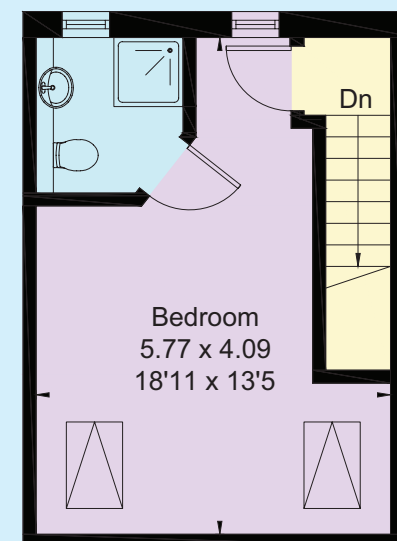
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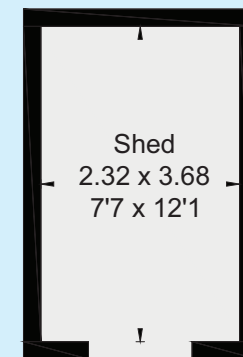
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



Contact

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