



1 MANSER ROW, LONGHEDGE, SALISBURY SP4 6LQ

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BAXTERS
PROPERTY & LAND AGENTS



1 MANSER ROW, LONGHEDGE, SALISBURY SP4 6LQ

PRICE GUIDE: £599,950

Here we have 1 Manser Row, an exceptional detached family home boasting c.1800sqft of internal living space. The property is a Bovis Homes high end Maple design forming part of the increasingly popular Longhedge residential development located on the northern outskirts of the cathedral city of Salisbury.

Offered for sale in excellent order, 1 Manser Row a fine property which is light and airy, fully double glazed and centrally heated via a mains gas fired boiler to radiators. The ground floor accommodation comprises of a large welcoming reception hall, living room, study/office, an impressive open plan kitchen/family room/dining room, utility room, and cloakroom.



The first floor is arranged off a capacious galleried landing with a principal bedroom suite, guest/2nd bedroom suite, third double bedroom and a large single/small double bedroom and family bathroom.

To the front is an open plan garden with an area of lawn bordered by shrubs. There is a private drive with parking for three cars. The garage has good loft storage, power, and light. There is also an EV charging point. The rear garden is partly walled with a southerly aspect and laid to lawn with shrub beds, there are two patio/seating areas, outside lighting and a pedestrian gate from the drive.

LOCATION: The village of Longhedge is located approximately three miles north of Salisbury, with local shops nearby. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly 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, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338) and the mainline railway station, within walking distance, serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From Salisbury proceed along the A345 signposted towards Amesbury. Continue passing Hudsons Field and Old Sarum on your left and continue to the Beehive Roundabout. Continue straight across and proceed to the next roundabout taking the 2nd exit leading into Longhedge. Proceed along McNamara Street and turn left to Nicholson Vale. At the junction with Hannah Way turn right and then first left into Manser Row.



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Approximate Gross Internal Area 1788 sq ft - 166 sq m
Garage Area 167 sq ft - 15 sq m

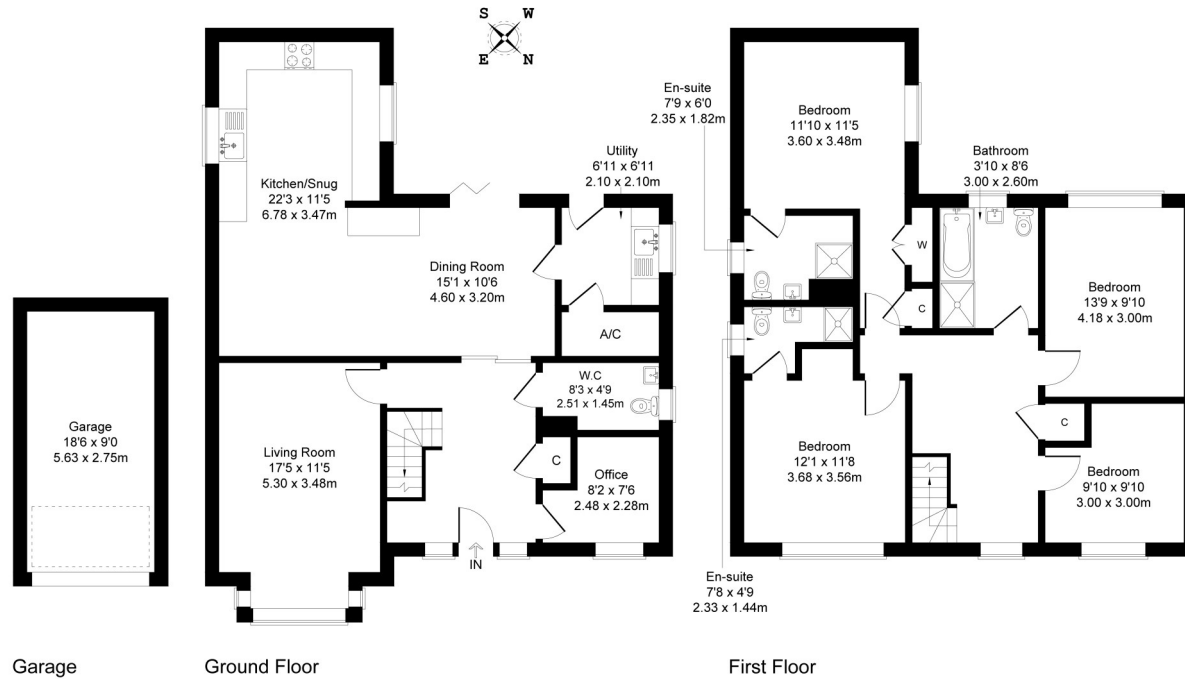


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £4,012.07 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: 10827.

