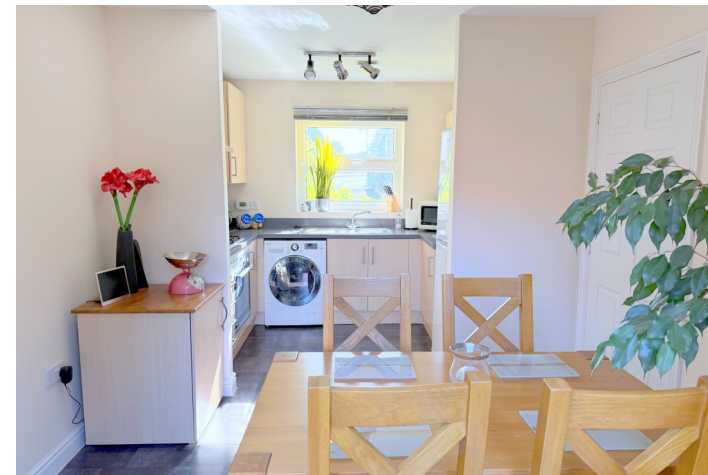




27 RAMSBURY DRIVE, OLD SARUM, SALISBURY SP4 6FR

01722 238711

**BAXTERS**  
PROPERTY & LAND AGENTS



## **27 RAMSBURY DRIVE, OLD SARUM, SALISBURY SP5 6FR**

### **PRICE GUIDE: £335,000**

Constructed by renowned developers Charles Church during the early 2000s (February 2010) and with only one owner from new, we have 27 Ramsbury Drive, an interesting and uniquely designed semi detached family home of good proportions located on the northern outskirts of the cathedral city of Salisbury at Old Sarum. The property has a character all its own, you might even refer to it as quirky as it is one of only a handful of specifically designed dwellings to fit in a corner position within the street scene.

This light and airy modern home is offered for sale in excellent order with full double glazing and gas fired central heating to radiators. The property has been constructed using Space4 Technology which aides to the energy efficiency of the building resulting in a warmer, more energy-efficient modern home.

The accommodation is well planned with a welcoming reception hall off which is a ground floor cloakroom, spacious double aspect sitting room and a large double aspect kitchen/dining room which is equipped with a good range of units and worksurfaces; both reception rooms have direct access out to the garden via patio doors. Off the first floor galleried landing is the main bedroom with ensuite shower room, two further generous bedrooms and the family bathroom; the first floor has higher than usual ceilings which contributes to the feeling of spaciousness.

To the front is an open plan garden. There is a courtyard for residents parking off which is an individual private drive and access to a semi detached single garage. The rear garden is a good size, fully enclosed with a high degree of privacy and a lovely afternoon sun trap. There is a large patio seating area, mature shrubs and a rear pedestrian access to the drive and garage.

**LOCATION:** The settlement of Old Sarum is located on the northern edge of the historic cathedral city of Salisbury. The city has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema and a variety of leisure and recreational facilities including the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. The Iron Age Hill Fort of Old Sarum is nearby as are numerous country walks. There is a choice of schools for all ages within and outside the city boundary. Salisbury has excellent road links to London via the A345/A303/M3, Southampton (A36) and Bournemouth (A338). The mainline railway station (approximately 2.5 miles away) serves London, Waterloo and the West Country. There is a bus stop nearby in Sherbourne Drive; buses run during the day to and from town every 30 minutes.

**DIRECTIONS:** From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway. Follow the road to the next roundabout and take the first exit onto Ramsbury Drive. Follow the road and at the second roundabout take the second exit continuing on Ramsbury Drive. Number 27 can be found on the left hand side, clearly identified by the BAXTERS For Sale board.



# 27 Ramsbury Drive, Salisbury SP4 6FR

Approximate Gross Internal Area  
929 sq ft - 86 sq m

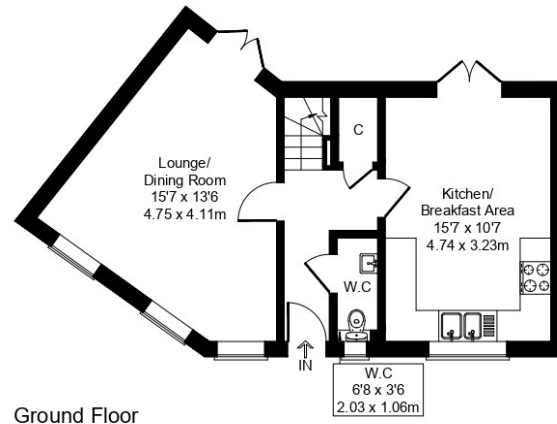
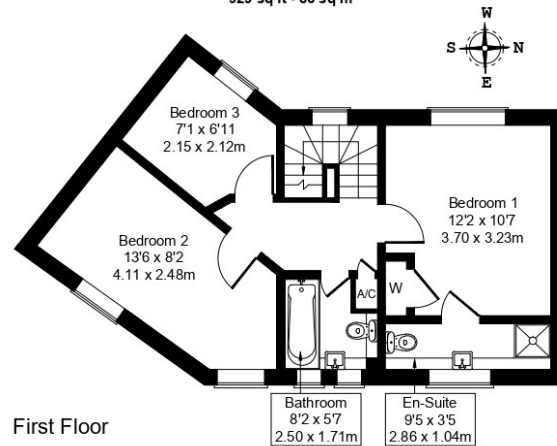


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,777.59 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: 10846.

