

28 The Close



We are proud to present

28 The Close, Salisbury, SP1 2EJ

*An historic house within The Close,
extending to 3,019sq ft, with parking, private rear garden
and spectacular views of the Cathedral*

****No onward chain****

Grade II Listed

Period features typical of a house of this provenance

Two principal reception rooms, including a first floor sitting room

Kitchen with adjoining dining room

Four double bedrooms (one ensuite), two bathrooms

Stunning position with direct views of the Cathedral

Private rear garden

Private parking space

Freehold sale





28 The Close

“Situated in one of Salisbury’s most prestigious locations”

Benefitting from the ‘Liberty of The Close,’ 28 The Close is a rare, Grade II Listed townhouse, extending to just over 3,000 square feet.

Whilst many houses in The Close are owned on long leases, No.28 is a freehold, with the accommodation arranged over three storeys.

Situated in one of Salisbury’s most prestigious locations, amongst a wonderful mixture of impressive period townhouses, the house is south facing and enjoys extraordinary views over the Cathedral Green to the renowned Cathedral itself.

The property is mostly rendered, with wall hung tiles and a tiled roof. There is a wonderful feeling of ‘faded grandeur’, with a plethora of period detailing. The house now offers an extraordinary opportunity to acquire a special house in The Close and, perhaps, update it to a more modern style of living.

There are tall ceilings and substantial bay windows are prominent to the front of the house, promising and delivering striking views of the breathtaking Salisbury Cathedral with its unique 123-metre high spire and English Gothic architecture.

Downstairs, the accommodation leads off a wide hallway, with two reception rooms, a kitchen and a downstairs WC. The sitting room has a high ceiling with ornate cornicing, beautiful, fitted cabinetry and a large south facing bay window with views of the Cathedral.

The kitchen has a gas fired Aga and plenty of space for a kitchen table; with a serving hatch and separate opening leading through to a dining room, with a bay window and French door out to the garden.

There is a back door from the hall leading to a terrace with the gardens beyond.

An elegant staircase leads to the first floor and to the main sitting room, which again features elegant cornicing and a large bay window with fitted seating and wonderful views of the Cathedral. Also on the first floor is the principal bedroom which has its own ensuite bathroom and a bay window with views over the garden. A separate family bathroom completes this level.

The second floor provides three further double bedrooms and a third bathroom. The larger bedroom again has spectacular views towards the Cathedral.







Outside

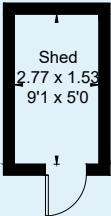
The house is set slightly back from North Walk, with a small front garden providing a degree of privacy from the pavement. Box and Yew hedging frame the approach and stone-flagged path to the front door. An allocated parking space is situated just opposite the house, within easy access.

The rear garden extends to about 60' from the back of the house, which is larger than average for this part of The Close. Accessed from the rear hallway off the kitchen, with further access from a French door out of the dining room, it provides a stone-flagged terrace with a well-structured and laid out garden with various areas of floral beds.

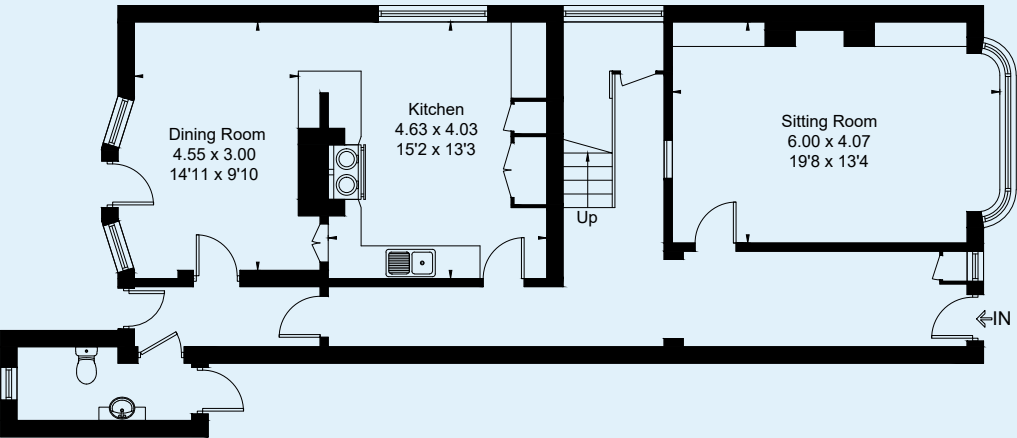
The gardens were clearly once a sight to behold but do now need some reviving and, perhaps, the opportunity to reimagine them as you wish.



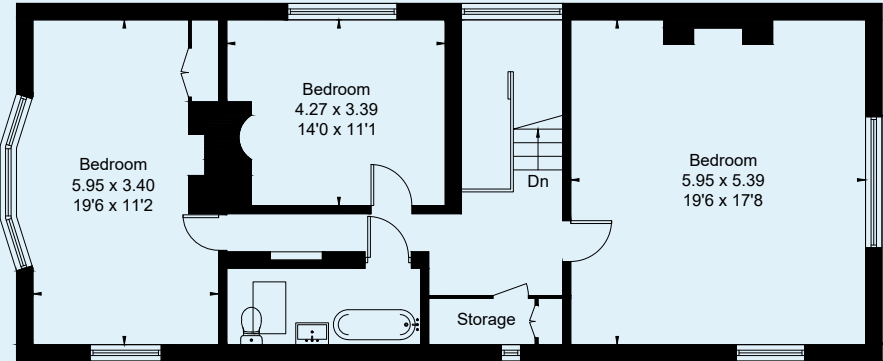
Approximate Floor Area = 280.5 sq m / 3019 sq ft (Excluding Shed)



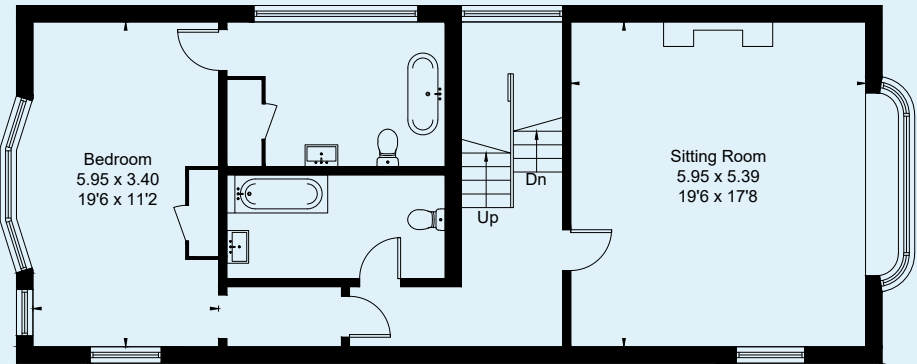
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95121

Location & Amenities

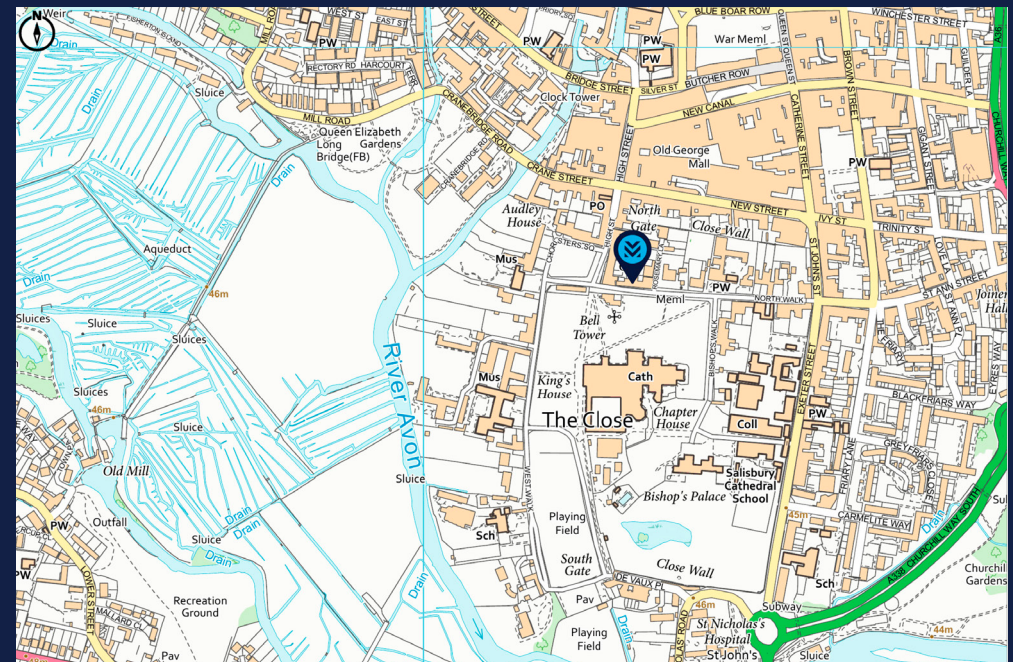
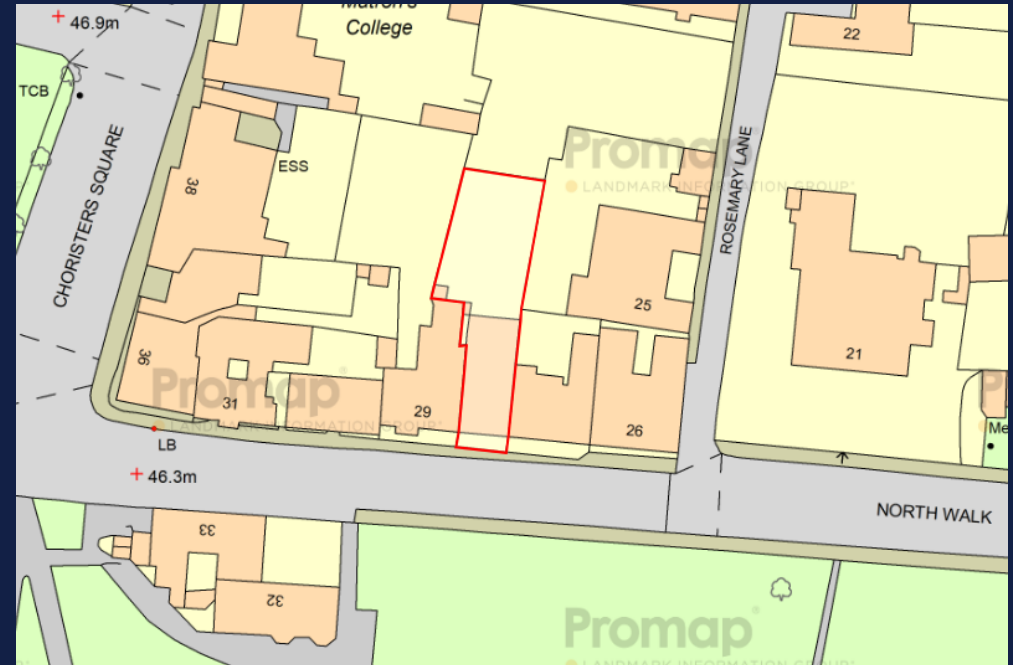
28 The Close is located in a fabulous position on the North Walk, directly overlooking the Cathedral Green. The Cathedral Close is an incredibly special place with numerous attractive and notable period buildings and an atmosphere all of its own.

Salisbury has the largest Cathedral Close in the country, extending to about 80 acres; with gated access, 'The Close' is locked at night and has its own security teams.

The High Street and City centre are a short, level walk from the house, ensuring there is an excellent range of shopping, educational, leisure and cultural facilities within easy reach. There is also a well-thought of Playhouse and twice-weekly charter market in the Market Square.

Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station (about 0.6 miles from the house on foot).

There are some excellent state and private schools in the area including Chafyn Grove, The Cathedral School, Sandroyd and Godolphin, as well as being within the catchment areas of both Bishop Wordsworth's (walking distance) and South Wilts Grammar Schools.



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Directions

Postcode: SP1 2EJ

What3Words: ///fast.tuck.voices

Additional Info

Services: Mains electricity, water, gas and drainage.

Gas-fired central heating. Broadband.

Council Tax: Band G

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

Viewings

Salisbury Office

01722 337 575

residential@myddeltonmajor.co.uk

49 High Street, Salisbury,
Wiltshire, SP1 2PD



Myddelton & Major Salisbury

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Wiltshire, SP1 2PD

Residential Sales

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Residential Lettings

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Myddelton & Major Stockbridge

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