Flat 4 John Wood House
Salisbury

Myddelton & Major

A beautifully presented first-floor apartment with lift access, located right in the centre of Salisbury

Flat 4 John Wood House
Salisbury, SP2 7TW

OIEO:
£590,000

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- Cathedral views
- City centre location
- Gated and exclusive development
- Lift access
- Garage and visitor parking
- High ceilings
- Private balcony
- Beautiful riverside gardens
- Light-filled
- Principle bedroom with ensuite

The Property

John Wood House is an attractive Grade II listed red-brick property, originally constructed in 1767 by John Wood of Bath, from whom it takes its name. In 1997, it was thoughtfully converted from the former Salisbury Infirmary by the established developers Future Heritage of Bath, becoming part of what is now known as the Cathedral Views development.

An exquisite first-floor apartment with lift access, ideally positioned in the heart of Salisbury city centre. Designed to offer a practical and well-balanced layout for both everyday living and entertaining, the apartment seamlessly blends modern conveniences with high-quality fittings and charming period features. Elegant sash windows flood the interior with natural light, enhancing the sense of space created by the notably high ceilings.

The apartment is accessed via a well-maintained communal hallway, with both stairs and lift service to the upper floors. Extending to just under 1300 sq ft, Apartment 4 opens into a welcoming reception hall, complete with a useful triple built-in cupboard, from which all principal rooms are accessed. The accommodation includes a generously proportioned, south-west facing, triple-aspect sitting and dining room. This impressive space features large sash windows, decorative coving, and an attractive fireplace, creating a refined yet comfortable setting. A door leads out onto a private balcony, enjoying delightful views of the Cathedral and offering ample space for a table, chairs, and additional seating-ideal for al fresco dining or relaxation.

The adjoining kitchen, which also benefits from views towards the Cathedral, is fitted with a comprehensive range of wall and base units, complemented by quartz work surfaces. There is space for a range of appliances, including a fridge freezer, washing machine, cooker, and dishwasher. A further built-in cupboard houses the recently installed electric boiler and immersion tank.

The principal bedroom is well-appointed, featuring a built-in triple wardrobe and a large sash window that allows for an abundance of natural light. The ensuite shower room is fitted with a spacious double shower enclosure, pedestal wash basin, and WC, with partially tiled walls.

The second bedroom is also well-proportioned and includes built-in shelving with low-level cupboards set within an alcove, along with a charming outlook towards the Cathedral spire.

The bathroom, located just off the landing, is fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, a pedestal wash hand basin, and WC. Additional features include a heated towel radiator and a useful walk-in airing cupboard with shelving on either side, providing ample storage for towels and linen.

Tenure

Leasehold

EPC Rating

C (69)

Outgoings

Council Tax Band: G

Size

1269 sq ft

Services - All mains services are connected excluding mains gas which we understand is available but not connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good outdoor and in-home coverage.

Lease Information - 999 years from 1998 (972 years remaining) Annual service charge of £4788.44. Ground Rent £175.00 (01/01/26 to 31/12/2026).

Outside

Cathedral Views is an exclusive gated development ideally positioned opposite Queen Elizabeth Gardens and the River Avon. The beautifully maintained communal grounds are cared for by a dedicated daily caretaker, ensuring a consistently high standard throughout.

Beyond the main entrance, further double iron gates lead to John Wood House, where residents can enjoy charming landscaped gardens featuring gravelled pathways, manicured lawns, and elegant parterre-style planting.

To the right of the entrance, adjacent to Nightingale and Queenswood House, there is an additional generous lawn and shrub garden, perfectly situated alongside the River Avon, offering a peaceful and picturesque setting. The property also benefits from a single garage located within a block of similar units, along with several visitor parking spaces for added convenience.

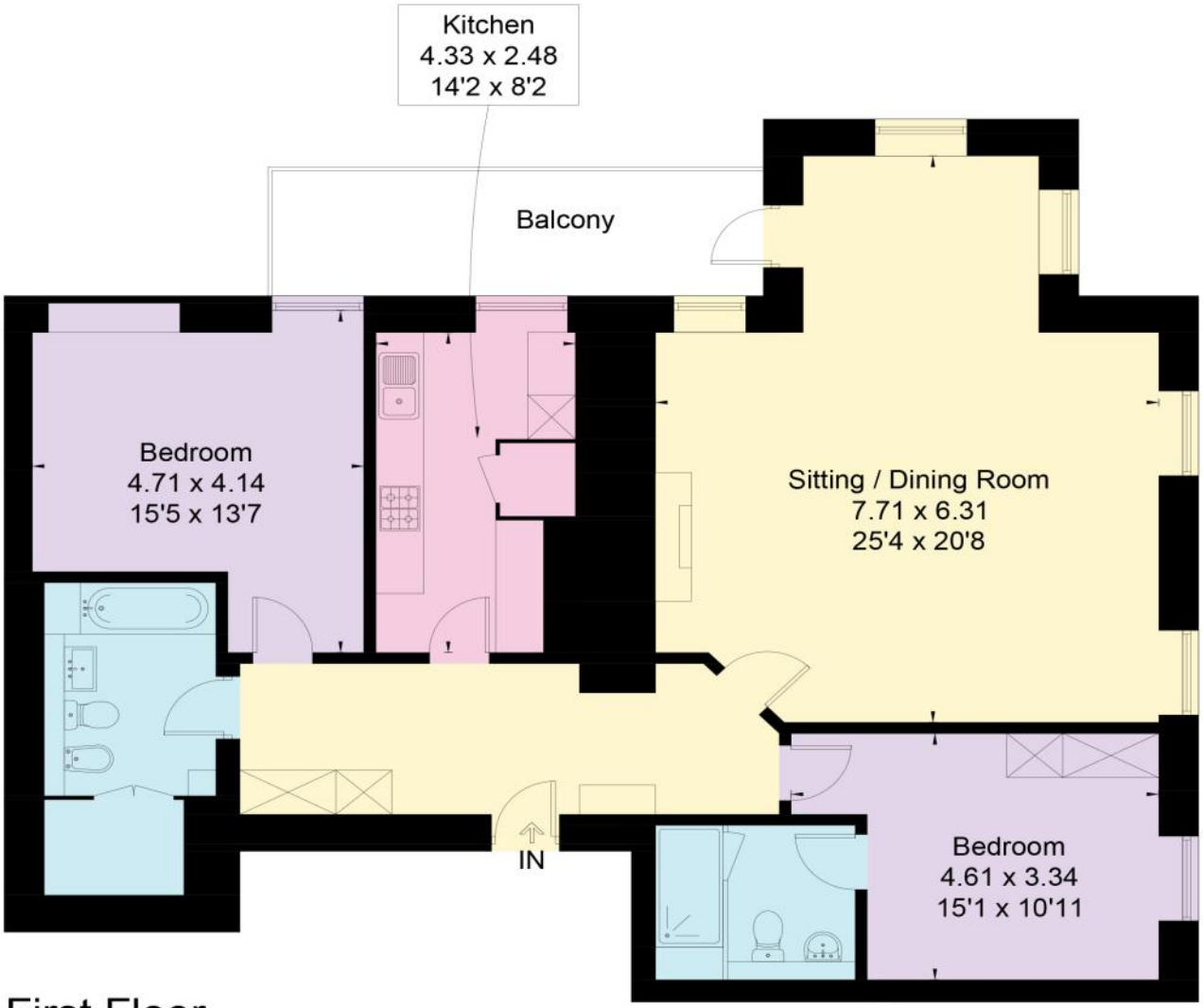
Location

Cathedral Views is ideally located in the heart of Salisbury city centre, placing a wide range of shopping, leisure, educational, and cultural amenities right on the doorstep. Highlights include the renowned Playhouse Theatre and the historic Market Square, which hosts a twice-weekly charter market.

John Wood House itself is set back from Crane Bridge Road, enjoying a peaceful position behind an area of communal lawn and approached via a pathway leading to the building's front entrance.

The mainline railway station offers direct services to London Waterloo, with a journey time of approximately 90 minutes, while excellent road links provide easy access to London via the A303, Southampton via the A36, and Bournemouth via the A338.

Approximate Floor Area = 117.9 sq m / 1269 sq ft



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 #105899

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Myddelton & Major™

Call. 01722 337 575
Email. residential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

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