14 Mill Road, Salisbury, Wiltshire, SP2 7RZ



Myddelton & Major

We are proud to present

14 Mill Road

Salisbury, Wiltshire, SP2 7RZ

An attractive detached period home enjoying uninterrupted views across Queen Elizabeth Gardens, with generous and versatile family accommodation, an established enclosed garden and private driveway, all within easy walking distance of Salisbury city centre and railway station.

- Uninterrupted views across Queen Elizabeth Gardens directly opposite
- Level walking distance of Salisbury city centre, mainline railway station
- Beautifully presented accommodation retaining charming period features
- Three reception rooms offering excellent versatility for modern family living
- Light and spacious conservatory with underfloor heating and garden views
- Well-equipped kitchen with induction hob and twin stacked ovens
- Four bedrooms, including a principal bedroom with en-suite facilities
- Delightful, level and fully enclosed rear garden with extensive stone terrace
- Private driveway providing valuable off-road parking for approximately four vehicles
- Planning granted for a single storey rear extension and extension to the first floor

Myddelton & Major



The Property

Enjoying an enviable position on one of Salisbury's most desirable residential roads, this attractive detached period home combines characterful accommodation with a particularly appealing outlook across Queen Elizabeth Gardens. Offering generous and versatile living space, the property retains a number of charming period features and benefits from a wonderful connection with its surroundings, with the city centre and mainline railway station both within comfortable walking distance.

The property is approached via a covered entrance to the side, opening into a particularly generous entrance hall which provides an impressive introduction to the accommodation. There is ample space for coats and shoes, together with a useful understairs storage cupboard and a separate cloakroom. A decorative staircase rises to the first floor, while the hallway provides access to the principal reception rooms.

Positioned to the front of the property, the main reception room is a particularly attractive, light-filled space, featuring a box bay window enjoying uninterrupted views across Queen Elizabeth Gardens. An attractive fireplace with decorative surround and gas fire provides a natural focal point. A further reception room, currently utilised as a study, also enjoys a pleasant outlook to the front and features an attractive fireplace together with useful built-in storage and shelving to either side of the chimney breast.

To the rear, the dining area provides a natural connection between the principal living spaces, opening through to the kitchen and, in turn, the substantial conservatory. The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space, together with an integrated cooking arrangement and double-aspect natural light. An adjoining utility room offers further storage and work surfaces, plumbing for the usual appliances.

The conservatory is a particularly notable feature, forming a generous L-shaped addition with a pitched roof, tiled flooring and the benefit of underfloor heating. Enjoying a wonderful outlook across the rear garden, this versatile space provides an excellent area for relaxing and entertaining, with two sets of French doors opening directly onto the adjoining terrace areas and garden beyond.

On the first floor, the landing provides access to the bedroom accommodation and bathrooms, together with a useful airing cupboard. The principal bedroom is positioned to the front of the property and enjoys excellent views across Queen Elizabeth Gardens. It benefits from built-in wardrobe storage and opens through to a generous en-suite bathroom, fitted with a panelled bath, wash basin with vanity storage and WC, together with further built-in storage.

There are two further well-proportioned double bedrooms, one enjoying a southerly outlook to the front and the other positioned to the rear, both benefiting from built-in wardrobe storage. The rear bedroom also connects through to an additional room which offers excellent flexibility, whether utilised as a fourth bedroom, dressing room or nursery, or potentially reconfigured to create further en-suite accommodation.

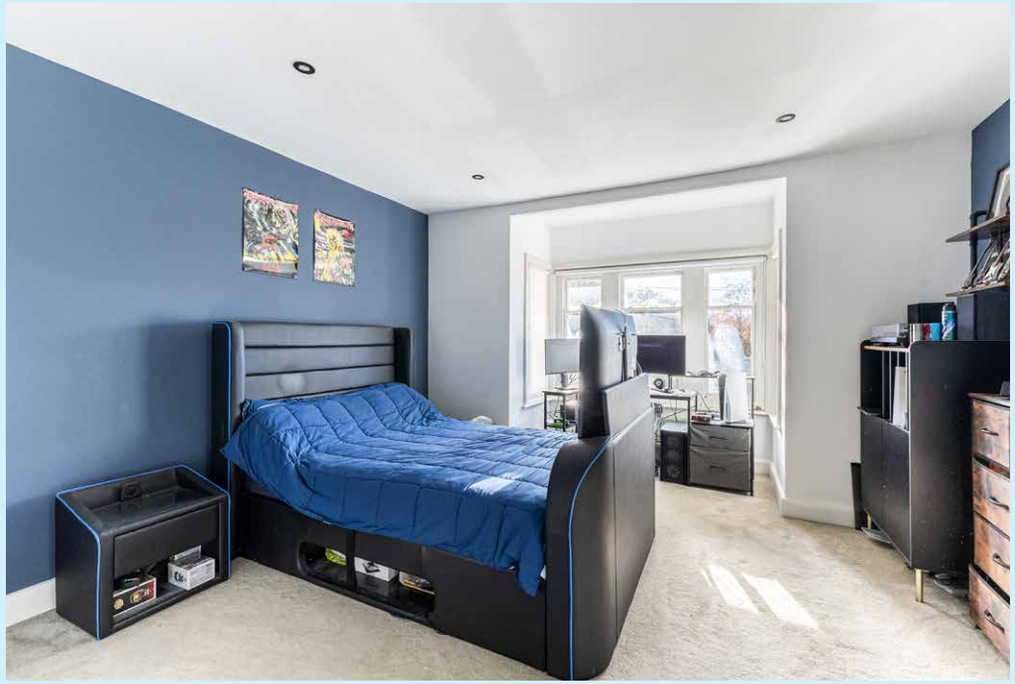
The remaining first-floor facilities comprise a separate shower room, fitted with a shower cubicle and wash basin, together with an adjoining separate WC and wash basin.

Overall, this is a particularly appealing period home offering generous and adaptable accommodation, attractive character features and a wonderful outlook, all within an exceptionally convenient position close to Salisbury's historic city centre.













Garden & Grounds

The property is complemented by a delightful, level and fully enclosed garden, providing an excellent setting for outdoor entertaining, family activities and relaxation. A stone terrace extends along the rear elevation and wraps around the conservatory, creating an attractive area for outdoor dining and providing a natural transition between the house and garden.

The garden has been thoughtfully arranged with established planting and carefully positioned screening, creating a good degree of privacy and a number of discreet areas for storage, including a garden shed. The level nature of the garden makes it particularly practical and easy to maintain, while offering plenty of scope to enjoy throughout the year.

To the front, a private driveway provides valuable off-road parking, a significant advantage for a property so conveniently positioned for the city centre. A side gate provides direct access between the parking area, the house and the rear garden, offering both practicality and convenience.

Location & Amenities

Mill Road enjoys an enviable position directly opposite Queen Elizabeth Gardens, one of Salisbury's most attractive open spaces, with its beautifully maintained lawns, mature trees and riverside walks alongside the River Avon.

Salisbury's historic city centre is within a level and pleasant short walk, offering an excellent range of shops, cafés, restaurants and traditional public houses, together with the twice-weekly charter market and magnificent Cathedral. The mainline railway station is equally accessible on foot, providing regular direct services to London Waterloo.

The property is ideally placed to enjoy the best of city living, with highly regarded schools, leisure facilities and the beautiful surrounding Wiltshire countryside all close at hand.

Additional Information

Postcode: SP2 7RZ

What3words: ///sharp.deal.deeper

Planning: The current vendors have obtained full planning for the demolition of existing conservatory, erection of single storey rear extension and extension to the first floor over the existing roof with associated works. Please either contact Matt at Myddelton & Major for further information or the application can be viewed online through the planning portal of Wiltshire council.
Application Number: PL/2025/07563

Services: Mains electricity, gas, water and drainage. Gas-fired central heating. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

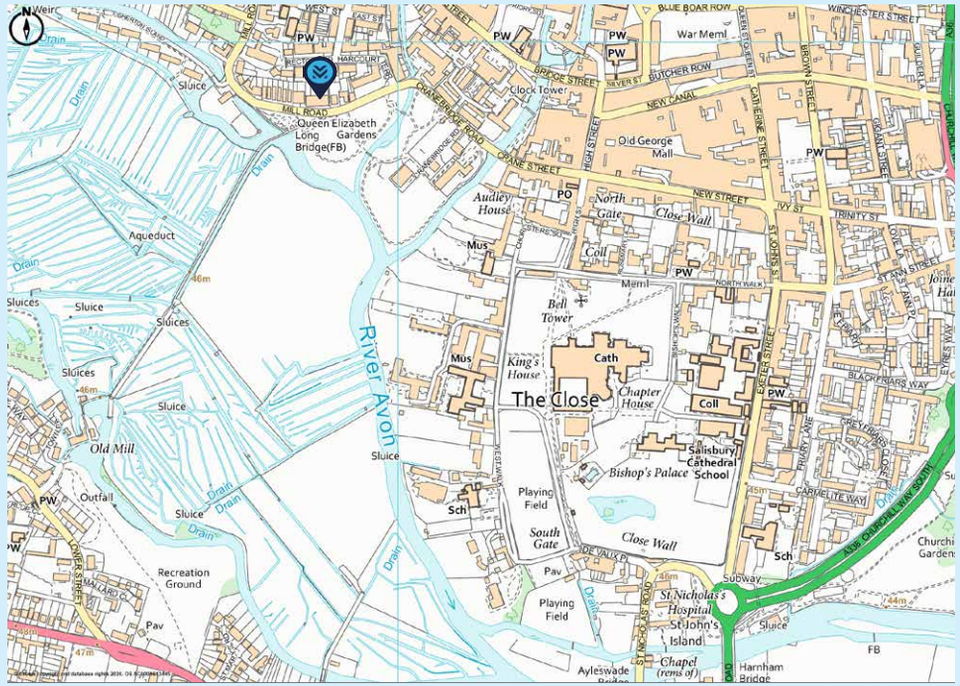
Tenure: Freehold

Council Tax Band: G

EPC rating: TBC

Square Footage: 2235 sq ft





Approximate Floor Area = 207.6 sq m / 2235 sq ft



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