

# 10 Bemerton Farm, Lower Road, Salisbury SP2 9NA



We are proud to present

# 10 Bemerton Farm

Lower Road, Salisbury SP2 9NA

**A beautifully presented three-bedroom home in the sought-after Bemerton Farm development, enjoying a peaceful position with attractive gardens and delightful countryside views towards Quidhampton.**

- Exclusive development for the Over 55's, with professional management
- Bright and spacious sitting room with French doors opening onto the garden terrace
- Well-appointed wood Shaker-style kitchen with integrated appliances, breakfast bar and attractive rural outlook
  - Separate dining room with double doors connecting to the sitting room
  - Principal bedroom with fitted wardrobes and ensuite shower room
- Two further bedrooms offering flexible accommodation for guests or home working
  - Private terrace and large attractive rear garden enjoying open countryside views
- Extensive communal gardens and grounds, including a walled garden with gazebo, abutting the River Nadder
  - Private garage with guest parking area
- Quiet yet convenient location on the western edge of Salisbury, with bus links to City Centre





# The Property

10 Bemerton Farm is ideally situated towards the rear of this attractive development, enjoying delightful views across open countryside towards Quidhampton. The property occupies a peaceful position with a driveway leading to a good sized garage within a block of garages and providing convenient access to the property.

A charming archway, framed by attractive shrubs and a beautiful climbing clematis, creates a welcoming approach to the front door, adding character and appeal.

Upon entering the property, you are welcomed into a spacious entrance hall with stairs rising to the first floor. There is a useful cupboard together with a convenient cloakroom/utility room, which houses the washing machine and provides additional storage.

The kitchen is fitted with a range of wooden Shaker-style wall and base units, complemented by beige worktops and yellow wall tiles. It is well equipped with an induction hob, double oven, integrated fridge freezer and a one-and-a-half bowl sink. Two windows provide an abundance of natural light; one overlooks the rear garden and countryside beyond, while the other enjoys views towards the attractive dovecote building. The breakfast bar and seating, create pleasant area from which to enjoy the outlook.

Leading off the hallway is the dining room, a welcoming space with a window overlooking the garden. Double doors open through to the sitting room, allowing the rooms to be opened for entertaining or closed off for more formal occasions.

The sitting room is a particularly bright and spacious reception room, benefiting from four windows and French doors opening onto a delightful terrace overlooking the garden. A feature fireplace with an electric fire provides an attractive focal point, making this a comfortable room to relax in throughout the year.

Upstairs, the landing provides access to all three bedrooms and the family bathroom.

The principal bedroom is a bright and spacious room with two windows allowing plenty of natural light to flood in. It benefits from fitted wardrobes and an en suite shower room comprising a shower cubicle, wash hand basin and WC.

The family bathroom is fitted with a white suite comprising a bath with shower attachment over, a vanity unit with a marble-effect worktop and inset wash hand basin, and a WC, complemented by white tiled walls.

There are two further bedrooms. One is a good-sized single room, ideal as a guest bedroom, or home office. The third bedroom is a charming room with a pitched ceiling and useful built-in storage, enjoying attractive views across the development.









Communal walled garden



# Outside

Outside, the property enjoys a peaceful setting with a delightful terrace overlooking the attractive rear garden, creating an ideal space for outdoor dining and relaxation. The garden is predominantly laid to lawn and is bordered by a mature hedge, providing a good degree of privacy while framing the lovely open views across the surrounding countryside towards Quidhampton. The main drive into the development swings around the properties to the garaging area, where No.10 has its own private garage. There is ample guest/visitor parking.

# Communal Grounds

With reference to the boundary plan overleaf, residents of the development are entitled to use of the communal grounds within the area edged purple. This includes a beautiful partly-walled garden on the far side of Lower Road, extending to about 1 acre, with a gazebo and frontage onto the River Nadder.

# Location

Bemerton Farm is a charming and peaceful residential development managed by Cognatum, which is located on the western edge of Salisbury, Wiltshire. Set within beautifully converted historic farm buildings, the development combines traditional character with modern comfort, creating a unique and welcoming place to live. Originally built in the 19th century, the former farm has been thoughtfully transformed while preserving many of its original architectural features and rural charm. Surrounded by attractive countryside and close to the tranquil River Nadder, Bemerton Farm offers residents a quiet lifestyle with scenic views, landscaped gardens, and a strong sense of community. It is conveniently located just a short distance from Salisbury city centre, providing easy access to shops, restaurants, healthcare facilities, transport links, and the city's renowned historic attractions, including Salisbury Cathedral. Bemerton Farm is an ideal location for those seeking a blend of countryside tranquillity and a high-quality living environment in one of Wiltshire's most desirable areas.



# Additional Information

## Services

Mains water, drainage and electricity. Electric heating with zoned area controls.

## Agents Note

The development is managed by Cognatum Estates Limited and is a retirement property for the Over 55's only.

## Tenure

Leasehold, 125 years from 2001 (100 years remaining)

## Outgoings

Ground Rent is £0.00. Annual service charge 01/01/26 - 31/12/26 £9,388.00 (quarterly payments of £2,347.00)

## Council Tax Band

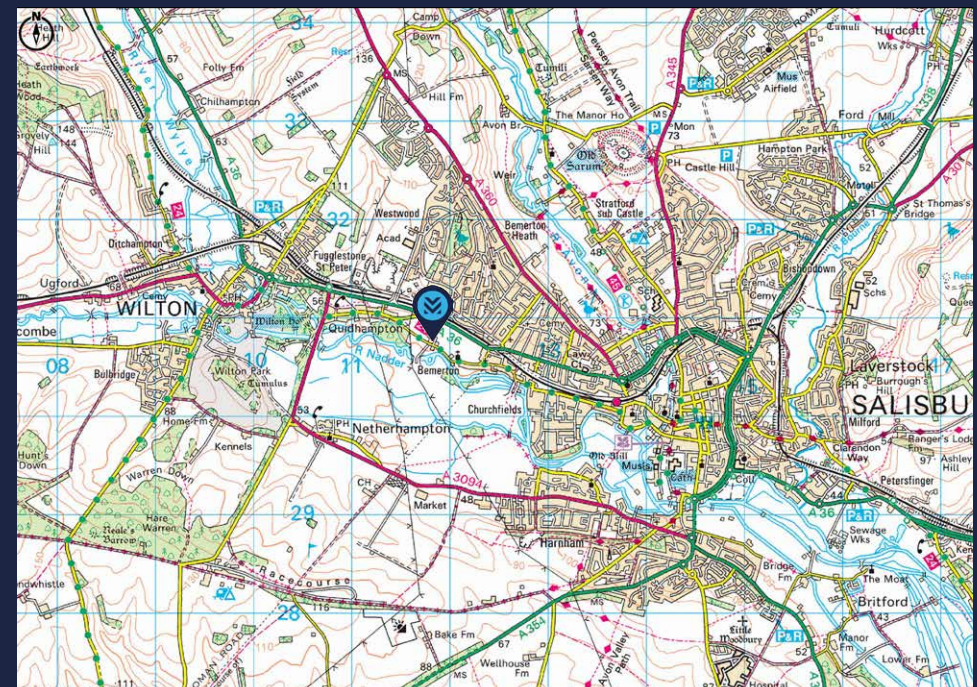
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## EPC Rating

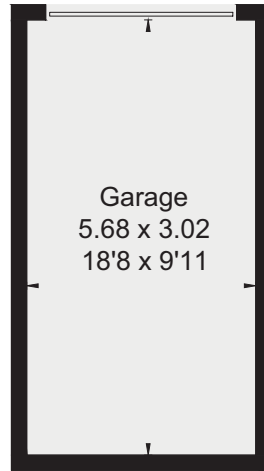
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## Square Footage

1388 sq ft

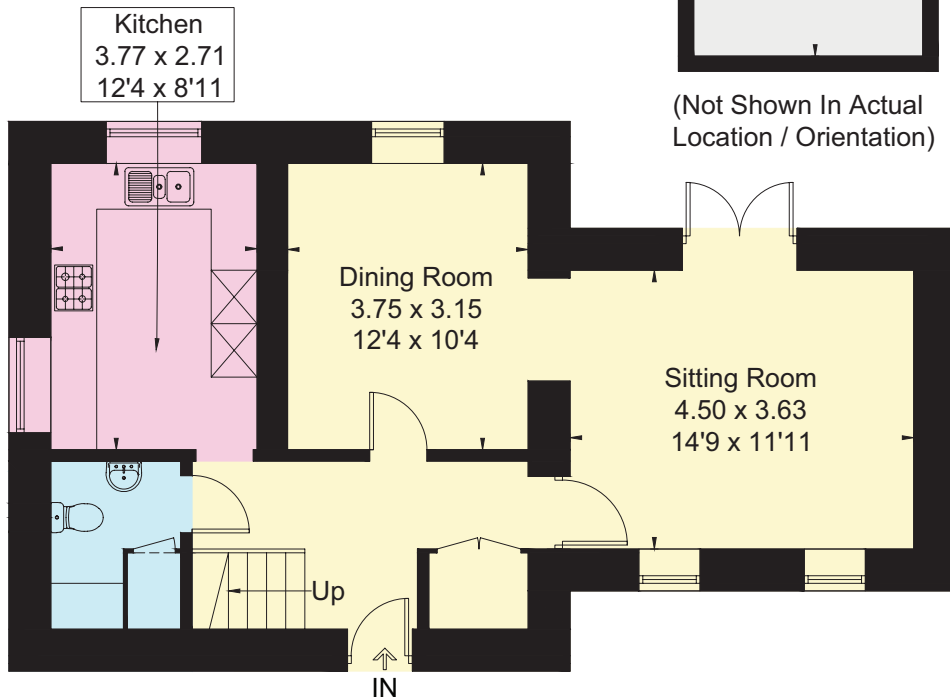


Approximate Floor Area = 111.9 sq m / 1204 sq ft  
Garage = 17.1 sq m / 184 sq ft  
Total = 129 sq m / 1388 sq ft

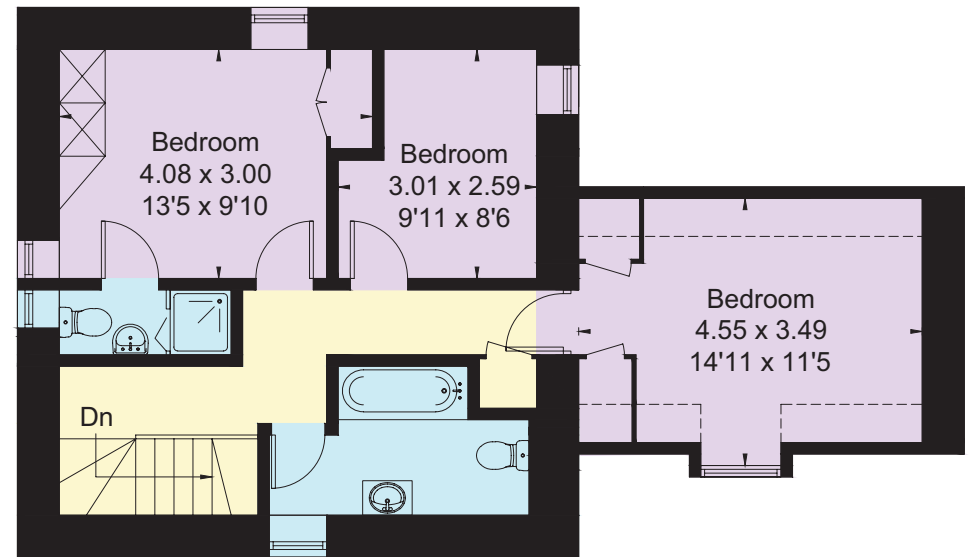


(Not Shown In Actual  
Location / Orientation)

[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



Myddelton  
& Major™

## Contact

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