



14 DUNLEY WAY, BISHOPDOWN, SALISBURY SP1 3GW

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**BAXTERS**  
PROPERTY & LAND AGENTS



**14 DUNLEY WAY, BISHOPDOWN, SALISBURY SP1 3GW**  
**PRICE GUIDE: £549,500**

Pleasantly positioned within a small close on the edge of the hugely popular Bishopdown residential housing development is 14 Dunley Way, a fine detached family home of excellent proportions offering over 1500sqft of living space, private drive and a south facing garden.

The property is offered for sale in exceptional condition, is light and airy, fully double glazed and centrally heated via a mains gas fired boiler to radiators. The ground floor accommodation comprises of a welcoming reception hall, sitting room with bay window and living flame feature fire, an impressive 21'6" kitchen/dining room which has been refitted with an excellent range of high gloss white units, utility room, a lovely conservatory with an 'Greenspace' insulated roof allowing the room to be used year round, office/study which has been converted within part of the integral garage and cloakroom.



There is a large first floor landing off which are four double bedrooms (main with ensuite) and a remodelled family bathroom.

To the front of the property is a private drive with parking for two/three vehicles and a large integral store, formerly the garage. The front garden is well tended and planted with a variety mature shrubs. The private rear garden is south facing and laid mainly to lawn with a large deck/terrace, timber garden shed and mature shrubs.

LOCATION: Bishopdown is located on the northern side of the historic cathedral city of Salisbury. There is a regular bus service into the city where there are extensive shopping facilities and social amenities, restaurants, Salisbury Playhouse, Arts Centre, cinema and a twice weekly market. Within the area are a selection of popular local primary and secondary schools. Bishopdown has a local One Stop Convenience Store and Pharmacy. The sports/leisure facilities of Parkwood Health and Fitness centre and Castle Hill Country Park are all nearby . Salisbury has a mainline railway station serving London (Waterloo) and the West Country and excellent road links to London (A303/M3) Southampton (A36/M27) and Bournemouth (A338).

DIRECTIONS: From Salisbury city centre proceed in a northerly direction on the A30 (London Road) and follow the road passing Aldi on the right hand side. Just after the Marks and Spencer Garage, at the roundabout take the first exit on St Thomas Way, and continue to the end, turning right at the T junction into Sycamore Drive. At the next junction turn left into Ash Crescent. Take the next right in to Sharrat Avenue and left into Apostle Way, then take the next right into Dunley Way.



# 14 Dunley Way Bishopdown Salisbury SP1 3GW

Approximate Gross Internal Area = 1550 sq ft - 144 sq m  
Garage Area = 79 sq ft - 7 sq m

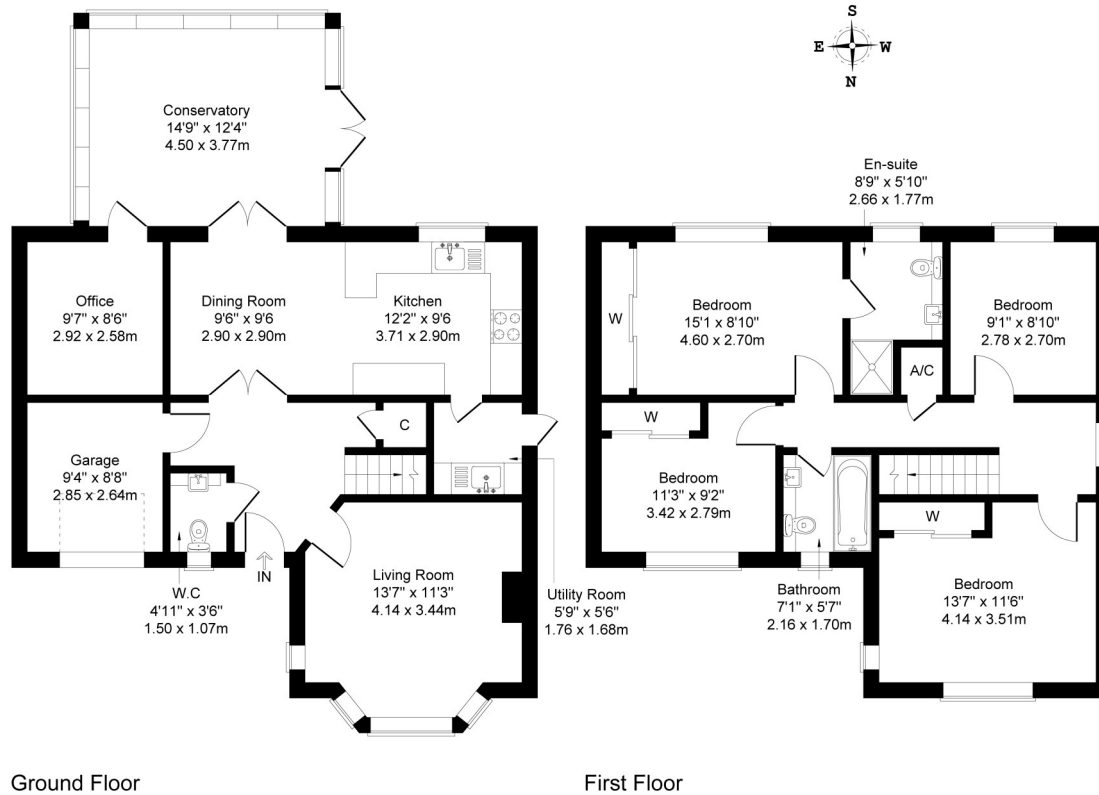


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E: £3,394.83 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: 10830.

