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WHITES

The Ballroom, Meshwick Hall Mesh Pond, Downton, Salisbury, Wiltshire, SP5 3NQ

£1,450 PCM

## About The Property

Mesh Wick House is a Victorian country house built in the Dutch style for Captain Beech and his family in 1890. The property was divided in 1975. The accommodation includes an entrance hall with tiled flooring and a luxury fitted kitchen featuring gloss black fronted units, a five-ring stainless steel gas hob with a splashback and cooker hood, a double electric oven, a wine cooler, and a freestanding fridge and freezer. Two feature porthole windows add character, and there is a utility room with plumbing for a washing machine, as well as a wall-mounted gas-fired central heating boiler. Additionally, there is a WC equipped with a wash hand basin.

The impressive drawing room boasts woodblock flooring, wainscot panelling, a large bay window, and French doors leading to the outside. It features an ornamental fireplace and two staircases, each leading to the bedrooms. The conservatory has tiled flooring, work surfaces, wall units, an air conditioning unit, and a wine cooler.

The first floor is accessed via the two staircases from the drawing room. The first staircase leads to the master bedroom, which includes a turret, laminate wood-effect flooring, and an opening to a dressing room. The luxury en suite bathroom is equipped with a jacuzzi bath, a WC, an inset wash hand basin, and a shower cubicle with a thermostatic shower. The second staircase leads to the second bedroom and its en suite bathroom, which includes a bath with a thermostatic shower and a screen over the bath.

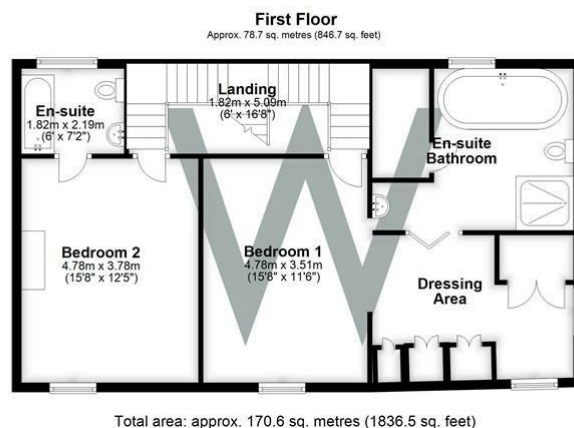
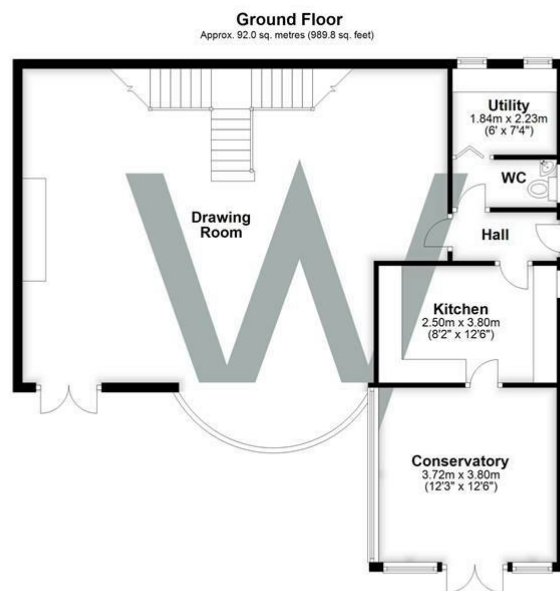
Outside, there is a large enclosed courtyard along with two parking spaces. The property features gas-fired central heating and is offered unfurnished.



- Unique property
- Quite backwater
- Substantial home
- Two double bedrooms
- Two en suite bathrooms
- Dressing room
- Good sized garden
- Conservatory
- Luxury kitchen
- Two parking spaces







## Further Information

Let available date: 7th September 2026 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Character Property - Semi Detached

Furnish type: Unfurnished

Deposit: £1,673

Local authority: Wiltshire

Council Tax: Band E

EPC: D(63)

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |