HARPER ROAD, WILTSHIRE, SP27HQ
£395,000 FREEHOLD
Winkworth

HARPER ROAD, WILTSHIRE, SP27HQ

Extended three-bedroom bungalow offering flexible accommodation, situated in a well-established residential area. Benefiting from level, private gardens and off-road parking, presenting an excellent opportunity for buyers personalise a spacious home. No onward chain.

The property comprises an extended three-bedroom bungalow offering spacious and flexible accommodation, ideally suited to a variety of buyers.

An entrance lobby leads into the entrance hall, providing access to the principal bedroom, which enjoys a large bay window to the front elevation, allowing an abundance of natural light to flood the room. Opposite is a further double bedroom, benefiting from built-in wardrobes. Also accessed from the hallway is a recently refurbished shower room, fitted with a contemporary white suite.

To the rear of the property is a third bedroom, with stairs rising to a versatile loft room, offering excellent additional space for a home office, hobbies, or occasional accommodation, subject to the necessary consents.

The sitting room which can also be used as a bedroom, provides a comfortable living space and features sliding patio doors opening into the conservatory, which enjoys delightful views over the rear garden and creates an ideal dining area or garden room. Completing the accommodation is a recently updated kitchen/breakfast room overlooking the garden, together with a useful pantry and a separate WC. A side door provides convenient covered access to the rear garden.

Externally, the property is approached via a front garden enclosed by a low brick wall and benefits from off-road parking for one vehicle, with the potential to create additional parking if required, subject to the necessary consents.

The rear garden is a particular feature of the property, being level, beautifully stocked with a variety of mature plants and shrubs, and offering an excellent degree of privacy. A summer house and additional garden shed provide useful storage, while the generous outdoor space offers a peaceful setting in which to relax, entertain, and enjoy the surroundings.

Offered to the market with no onward chain, the property would benefit from some cosmetic updating and redecoration, presenting an excellent opportunity for purchasers to personalise a generously proportioned home in this quiet and well-established residential location.

AT A GLANCE

Kitchen
Sitting room
Conservatory
W.C
Three bedrooms
Loft room
Shower room
Front and rear gardens
Off-road parking

LOCATION

Situated in a highly sought-after elevated residential location on the western side of Salisbury, approximately one mile from the city centre. The area is particularly popular with families and professionals alike, benefiting from well-regarded schools and regular bus services.
Salisbury city centre is within easy reach and offers an appealing blend of historic character and modern convenience. The city is renowned for its magnificent cathedral, twice-weekly Charter Market, independent boutiques, cafés, restaurants, and the popular Old George Mall, creating a vibrant yet relaxed atmosphere. Cultural and leisure facilities include the highly regarded Salisbury Playhouse, cinemas, leisure centres, and a variety of sports clubs, all contributing to the city's strong sense of community.
The surrounding area also provides an abundance of green spaces, riverside walks, and access to the beautiful Wiltshire countryside, making it an ideal location for those who enjoy an active outdoor lifestyle.
For commuters, Salisbury's mainline railway station offers direct services to London Waterloo in approximately 90 minutes. The city also enjoys excellent road connections via the A36 and nearby A303, providing convenient access to the M3, London, the South Coast, Bath, Winchester, Southampton, and the West Country.
Combining an elevated setting, excellent connectivity, and the wealth of amenities that Salisbury has to offer, this is an outstanding location in which to enjoy both family life and city living.

DIRECTIONS

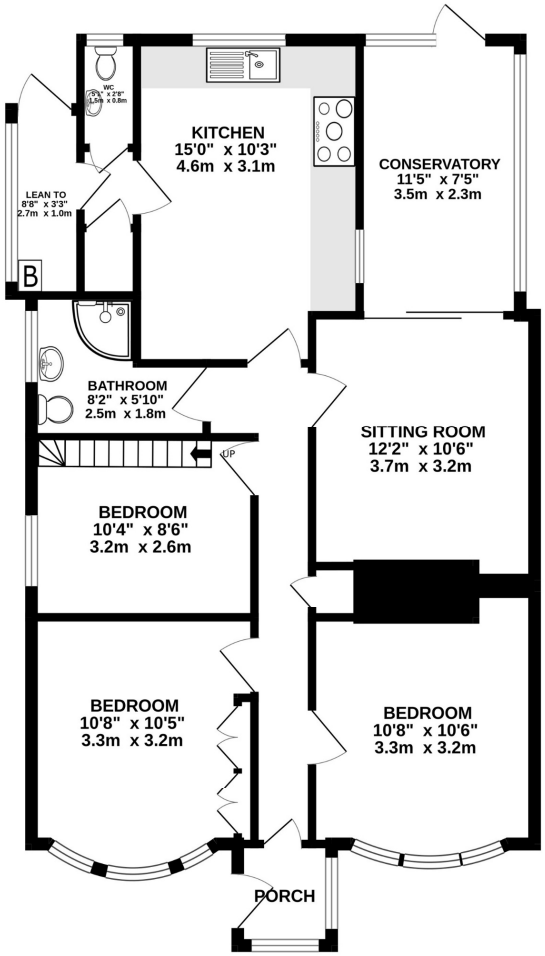
What3Words-tend.ground.invite

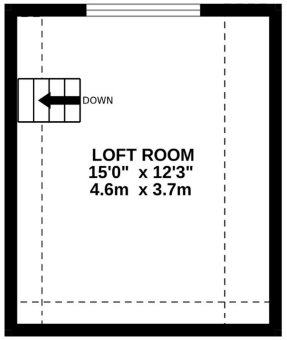
Leave Salisbury via the A36 Wilton Road, heading west towards Wilton.
Continue along Wilton Road and, after passing the Shell petrol station, bear right at Skew Bridge onto Roman Road.
Proceed up the hill and take the first turning on the right into St Gregory's Avenue. Then take the next left into Harper Road, where the property can be found approximately halfway along on the left-hand side.

Council Tax Band D
EPC AWAITED
Mains drainage and electric
Gas central heating and double glazing
Ultrafast broadband available.
EE good outside, variable inside.
O2 good outside, limited inside.
Three good outside, limited inside.
Vodafone good outside, limited inside.

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.





TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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