



LONDON ROAD, WILTSHIRE, SP13EX
£299,000 LEASEHOLD

Winkworth

LONDON ROAD, WILTSHIRE, SP13EX

A unique and immaculately presented garden flat, boasting beautifully landscaped gardens, an attractive terrace, and the rare benefit of off-road parking, all set in a highly convenient location close to local amenities and the city centre.

The property is approached via an open porch, leading into an attractive entrance hall that offers a versatile space, ideal for use as a study or reading area. From here, you are welcomed into the impressive sitting room, where a large bay window fills the room with natural light. A wood-burning stove creates a warm and inviting focal point, while the high ceilings, decorative coving, and picture rails enhance the property's period charm and character.

An inner hallway leads to a well-proportioned double bedroom, which benefits from French doors opening directly onto the rear garden, creating a wonderful connection with the outside space.

Also accessed from the hallway is the elegant dining room, another attractive room featuring high ceilings, period detailing, with ample space for both formal dining and entertaining. A small inner hall leads through to the bathroom, fitted with a contemporary matching white suite.

A further generous double bedroom enjoys delightful views over the beautifully landscaped rear garden and also benefits from French doors opening onto the decking, allowing the garden to become a natural extension of the living space.

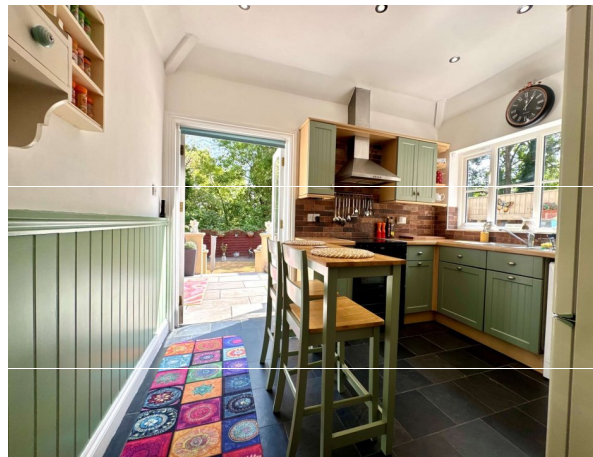
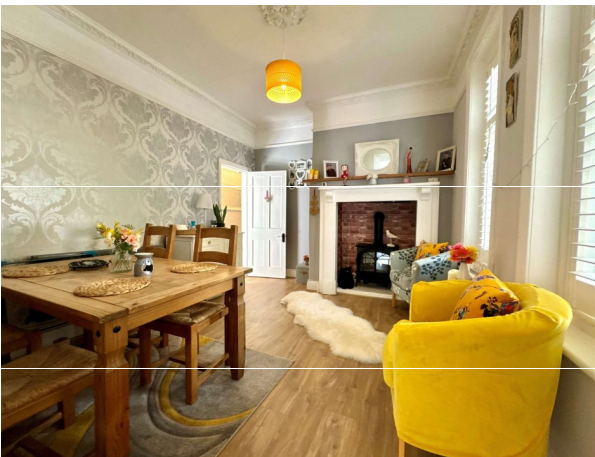
Completing the accommodation is the well-appointed kitchen, fitted with a matching range of wooden cabinetry, slate flooring, and a breakfast bar, providing an ideal space for everyday dining. A door leads directly from the kitchen to the rear garden.

Externally, the property benefits from an allocated parking space to the front, together with a shared gravel driveway providing a convenient turning area for residents.

The rear garden is undoubtedly one of the property's most impressive features. Thoughtfully landscaped by the current owner, it offers a wonderful outdoor living space. A raised decked terrace provides the perfect setting for al fresco dining and entertaining, while original stone steps lead down to a circular lawn surrounded by flower borders. A side pedestrian gate provides access to the pathway, and the garden is fully enclosed by timber fencing, offering an excellent degree of privacy and creating a peaceful retreat to enjoy throughout the seasons.

AT A GLANCE

- Kitchen
- Sitting room
- Dining room
- Study
- Two double bedrooms
- Bathroom
- Gardens
- Parking



LOCATION

Just off the London Road, 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- cubs.unify.tonic

From Salisbury city centre, head north along Castle Street. At Castle Roundabout, take the third exit onto Churchill Way (A36) and continue along the dual carriageway. At St Mark's Roundabout, take the second exit onto London Road (A30). The property can be found almost immediately on the right-hand side, identified by a Winkworth For Sale board.

EPC awaited

Council Tax Band C

Gas central heating and double glazing

Mains drainage and electric

Ultrafast broadband available.

EE good inside, good outside.

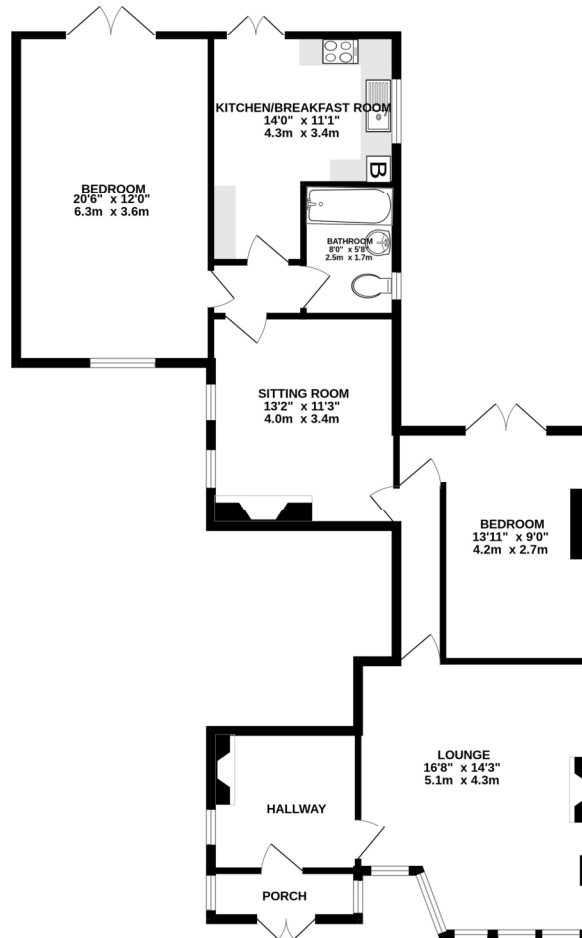
O2 variable inside, good outside.

Three limited inside, good outside.

Vodafone variable inside, good outside.



GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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