



HIGHFIELD CRESCENT, SALISBURY, WILTSHIRE, SP5 1QY
£395,000 FREEHOLD

Winkworth



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A modern three-bedroom, semi-detached property in the sought-after village of Winterslow and benefiting from wonderful rural views, garage, off-road parking and pleasant rear garden. EPC: C

A modern semi-detached property, with an open aspect to the front, this particularly well-presented house offers excellent family accommodation, with potential to extend (subj to Planning consent) and has off-road and large garage parking and very generous gardens to the front and rear. Over two floors and built with pale brick elevations beneath a tiled roof, the rooms include an entrance hall approached through an enclosed porch with cloakroom off, a double aspect living room and a kitchen/breakfast room leading to a conservatory on the ground floor. The first floor includes a landing leading to three well- proportioned bedrooms and a family bathroom. We recommend an early viewing of this lovely home.

AT A GLANCE



Sitting room
Kitchen
Conservatory
W.C
Three bedrooms
Family bathroom

Garage
Driveway
Rear and front gardens

LOCATION

The house has a delightful open outlook at the front and is situated within a residential cul-de-sac, ideally located close to Winterslow's C of E Primary school, the village shop and the well-regarded Lord Nelson public house. Winterslow is a highly sought-after village with exceptional facilities and a wonderful community spirit. These include a community centre and tennis courts, a doctors' surgery with chemist and a sports club with both football and cricket clubs. The surrounding countryside offers wonderful opportunity for equestrian and dog walking pursuits. The village is also well placed for access to the A30/A303 and the mainline rail links from Grateley and Salisbury. The cathedral city has an excellent reputation for education with schools in the Grammar, State and private sectors and a wide variety of shops and supermarkets. There is a selection of sports clubs, two theatres and a leisure centre whilst there is also a fine range of restaurants and a twice weekly market in the central Market Square.

DIRECTIONS

What3Words - mentioned.gashes.clings

Leave Salisbury on the A30 London Road. From St Marks roundabout proceed out of the city finally passing Marshall's BMW car sales and from the roundabout take the third exit passing beneath St. Thomas's bridge. At the next roundabout proceed straight over (2nd exit) and continue along the A30 until reaching, and taking, the right turn toward Firsdown and the Winterslows. Leaving Firsdown continue up the hill and upon reaching Winterslow take the first left. Continue in to the village and upon reaching the Primary school take the right turn immediately before the Lord Nelson pub into Highfield Crescent and this property will be found after a short distance toward the end of the cul-de-sac.

Council Tax Band C

EPC Band D

Oil central heating and mains drainage

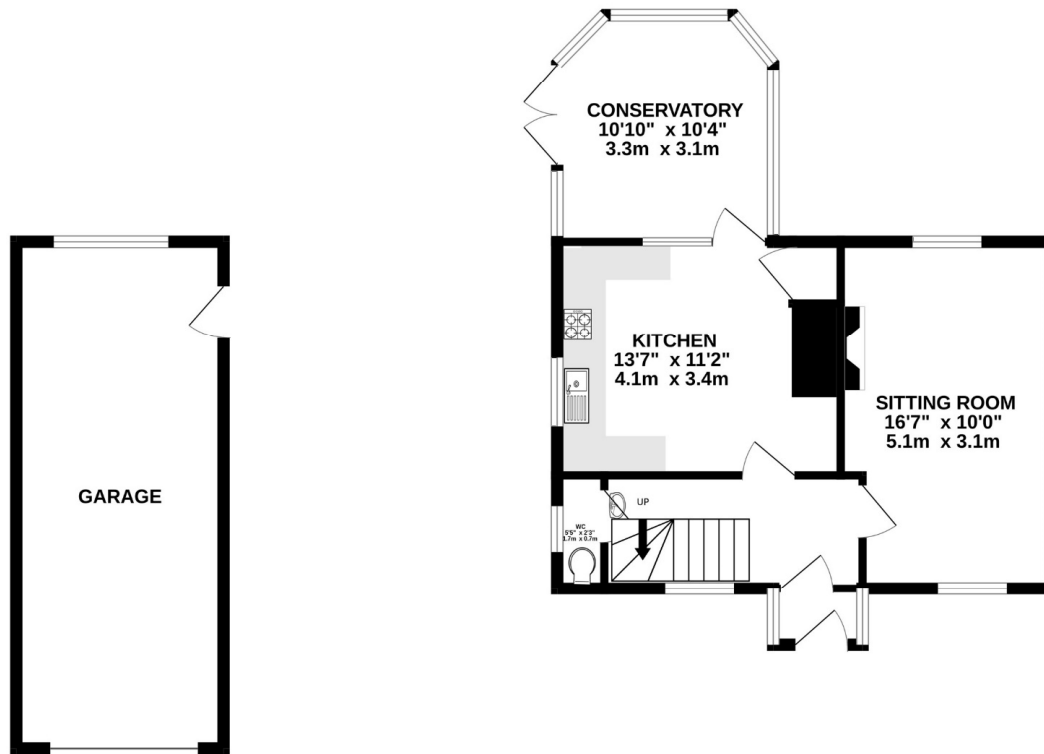
Ultrafast Broadband available.

Indoor likely with 02 and Vodafone.

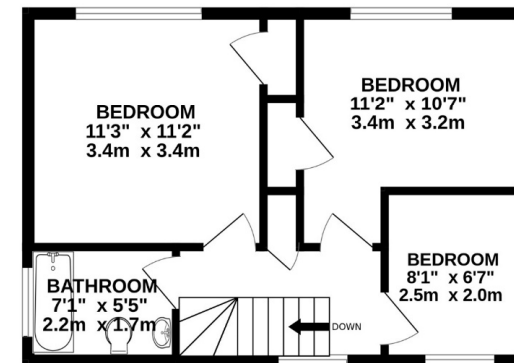
Outdoor likely with 02 and Vodafone.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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