



WATER LANE, WILTSHIRE, SP2 7TE  
£399,950 FREEHOLD

Winkworth





## WATER LANE, WILTSHIRE, SP2 7TE

This beautiful three-bedroom home, just off Water Lane, presents a rare opportunity to acquire a charming and character-filled property nestled within its own delightful south-facing walled garden.

The entrance porch, framed by a flourishing clematis, leads into a welcoming hallway with stairs rising to the first floor. The country-style kitchen is warm and inviting, featuring a Rayburn stove and a cosy seating area that enjoys delightful views over the garden. Of particular note is a well-placed window offering a picturesque vantage point of the river and the peaceful surroundings perfect for watching the world go by.

A utility room provides ample space for white goods, and generous under-stairs storage. The sitting room, which also overlooks the garden, opens through wooden doors into a sun-filled conservatory, creating a seamless transition between indoors and out. Double doors from the conservatory lead directly to the garden, perfect for quiet enjoyment.

Upstairs, the home offers a family shower room, a third bedroom currently used as a study with views over the garden and towards Salisbury Cathedral, and a further single bedroom with recessed shelving. The principal bedroom, features dual-aspect windows and fitted wardrobes, filling the space with natural light.

Outside, the south-facing garden is a true haven, bordered with mature, well-established planting that offers vibrant colour throughout the seasons. A raised terrace provides a charming seating area for outdoor dining and entertaining. An external studio with power and lighting, once used as a home office, sits alongside a greenhouse and a wooden storage shed, completing this serene outdoor space.

A side gate offers direct access to Water Lane, making this the perfect retreat for those seeking peace and privacy while still being just moments from Elizabeth Gardens, the city centre, and Salisbury train station.

A truly special home that must be viewed to be fully appreciated.

### AT A GLANCE

Kitchen/breakfast room

Sitting room

Conservatory

Utility room

Three bedrooms

Shower Room

Outside office

Gardens



## LOCATION

Water Lane is ideally located within a short walk of the highly desirable Queen Elizabeth Gardens, Salisbury city centre, and the mainline railway station, which offers a direct service to London Waterloo in approximately 80 minutes.

Fisherton Street, a vibrant part of the city, is nearby and features an eclectic mix of contemporary restaurants, international cuisine, and independent cafés, making it a popular destination for locals and visitors alike.

Salisbury boasts a twice-weekly charter market, the renowned Playhouse Theatre, two cinemas and a wide range of shopping and recreational amenities.

The city also offers excellent road connections. It provides convenient access to the south coast, Bath, Winchester, and Southampton, while the nearby A303 links to the M3, offering smooth travel to London and westward towards Exeter and the West Country.

## DIRECTIONS

What3Words - quit.deal.plenty

Leave Salisbury via Castle Street. At the Castle Street roundabout, turn left onto the ring road (A36). At the next roundabout, take the first left onto Fisherton Street. Continue under the railway bridge, and at the next mini-roundabout, take the first left. Follow Fisherton Street, and after a short distance, the Water Lane pedestrian walkway will be found on the right-hand side.

Alternatively, if travelling on foot, proceed away from the city centre along Fisherton Street, and Water Lane can be found on the left-hand side.

EPC Band D

Council Tax Band D

Gas central heating

Double glazing

Mains drainage

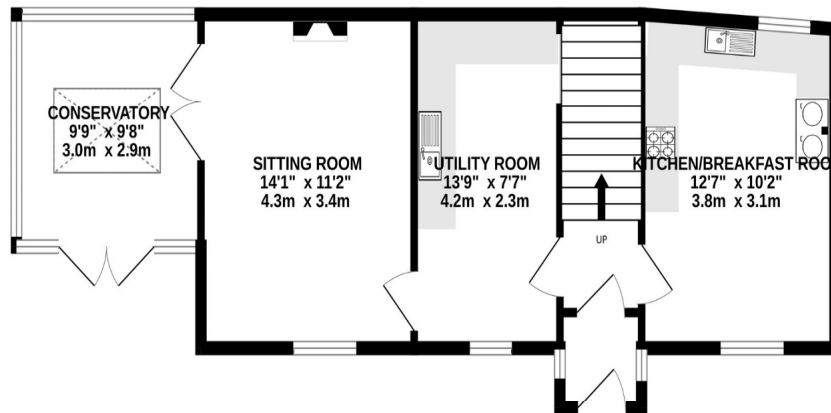
Ultrafast Broadband available.

Mobile coverage inside likely with Three, O2 and Vodafone.

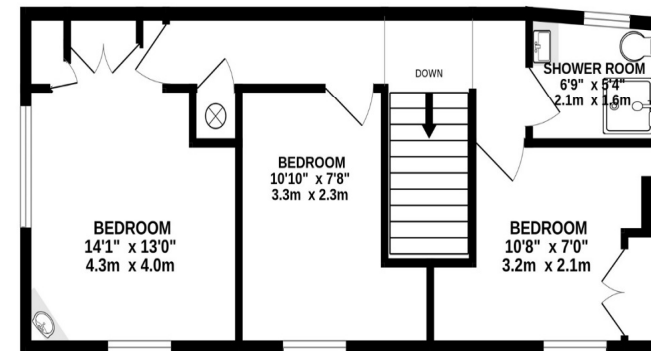
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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