



ROBIN ROAD, OLD SARUM, SALISBURY, WILTSHIRE, SP4  
**GUIDE PRICE £520,000 FREEHOLD**

**Winkworth**



## 17 ROBIN ROAD, OLD SARUM SALISBURY, WILTSHIRE SP4 6GJ



**A well-proportioned link detached family house on a residential development, accessible to local amenities.** 17 Robin Road is a link detached house circa 2015, on a residential housing development in the area of Old Sarum.

The property is attached by its garage to a neighbouring garage and driveway. To the right of the property is the vehicular entrance and parking to some neighbouring properties to the rear.

The accommodation across two floors is generous and as per the indicative floor plans and the photographs displayed online. The main reception room has been previously used as a bedroom, with the cloakroom converted to a "wet room".

To the rear is a garden and to the southern side there is a garage and driveway parking. There are fruit trees planted to either side of the front of the house. To the northern side of the property is the entrance to a cul de sac.

Wiltshire Council Tax Band - F

**Agents note:** the sale is on behalf of an executor.

**Tenure:** Freehold (recently acquired by the executor).

**Agents note:** The vendor informs us the transfer for the freehold was finalised around 27th July 2022 and is in the process of being filed/registered with HM Land Registry accordingly.

### LOCATION

The housing estate at Old Sarum has amenities which include a playground, primary school, a community centre which it shares with the nearby Longhedge development, and a convenience store.

There are bus stops around the area, and a park and ride at the junction of Portway and the A345.

The A303 at Amesbury is around 9 miles drive and Grateley Station is around 11 miles.

Salisbury station, to the south is around some three and a half miles.

### DIRECTIONS

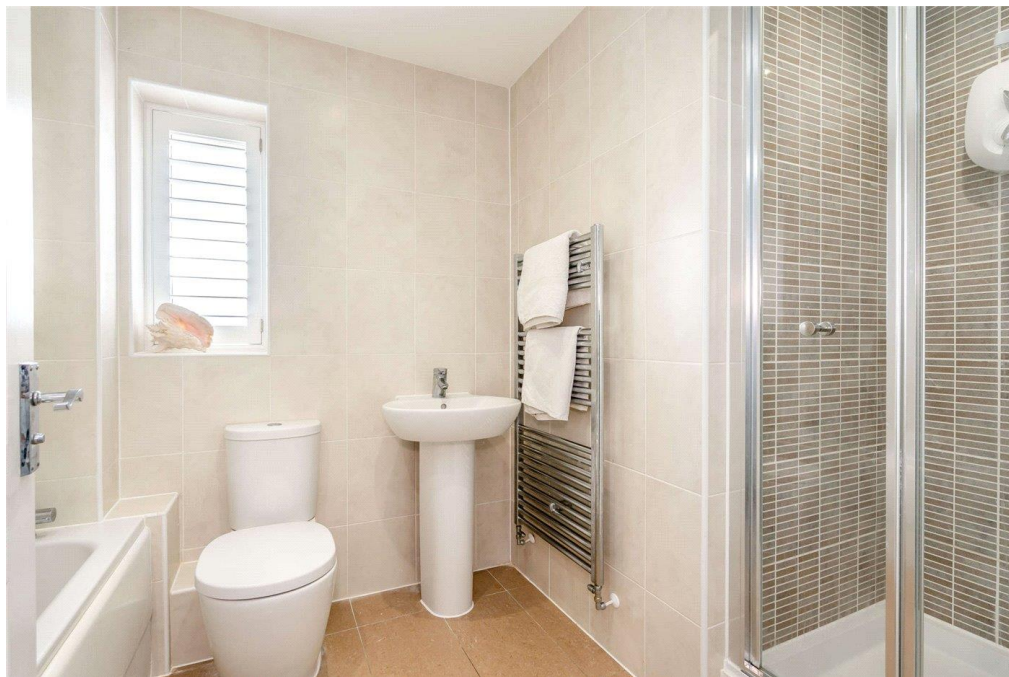
From Portway, take turn into Sherbourne Drive by the traffic lights (opposite the Land Rover dealership).

Travelling up Sherbourne Drive, Robin Road is the fourth turning on the right. Number 17 is situated on the left (i.e., north-eastern) side of the road, with the driveway parking to the left of the house.

**What3Words:** [///embedded.electrodue.minus](#)









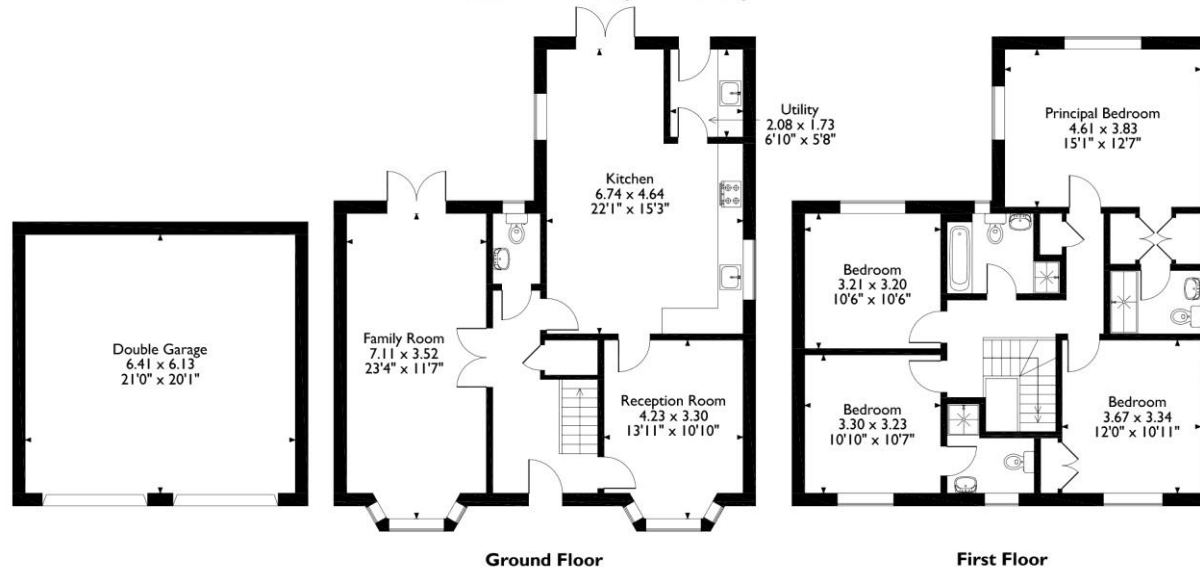
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Approximate Gross Internal Area

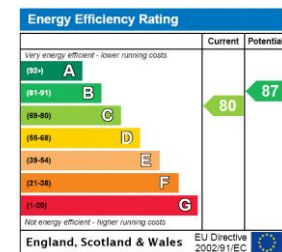
Main House = 1765 SQFT/164 SQM

Garage = 420 SQFT/39 SQM

Total = 2185 SQFT/203 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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