



BUTTERCUP CLOSE, WILTSHIRE, SP2 8FA
£385,000 FREEHOLD

Winkworth



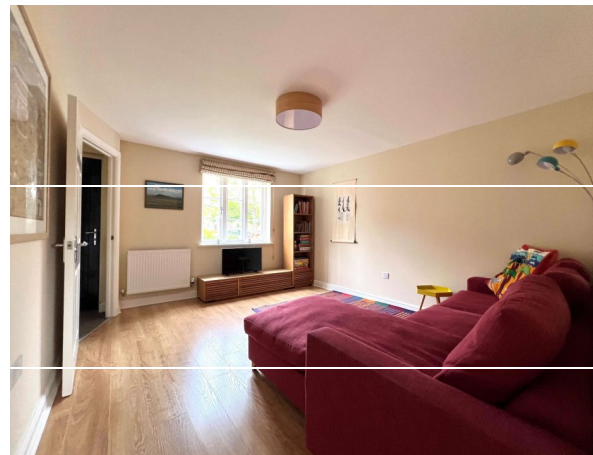
BUTTERCUP CLOSE, WILTSHIRE, SP2 8FA

A well-presented end-terrace three-bedroom townhouse within an exclusive gated community, with a garage and close proximity to the Town Path leading to the city centre. EPC: C.

This delightfully presented three-storey townhouse, with attractive brick and flint elevations, offers well-formed family accommodation within an exclusive, electronically-gated community in the highly favoured Harnham suburb of the city. Built in 2012 around a private road, the property enjoys direct views of the cathedral spire.

The accommodation, with gas fired central heating and double glazing, on the ground floor includes an entrance lobby with media point, living room, comprehensively fitted kitchen/dining room with integral appliances, and a cloakroom. A door leads out to the rear patio and communal garden. On the first floor, accessed via a wide stair, suitable for a stairlift if required (which is copied to the top floor), there are two double bedrooms and a family bathroom with a white suite. The top (second) floor features a generous principal bedroom with double aspect to the front and rear and with an en-suite shower room and a deep walk-in wardrobe. Outside there is a walled and gravelled frontage with path to the front door whilst there is a walled and paved patio with gated access to the pleasantly landscaped and maintained communal garden at the rear. There is a single garage within a block nearby.

Overall, the property offers comfortable accommodation suitable for a variety of buyers looking for a property in a convenient and peaceful setting.



AT A GLANCE

- Entrance Hall
- Sitting room
- Kitchen/diner
- W.C
- Three double bedrooms
- Family bathroom
- En suite to principal
- Courtyard
- Garage

LOCATION

The property is located in an exclusive gated development in the sought-after Harnham suburb of this historic cathedral city. The setting is within immediate walking distance of the Town Path, leading through Queen Elizabeth Gardens to the mainline railway station and the city centre. The Mill pub is close by, bus stop, cricket pitch and football field and a local One Stop store with a post office, just a short walk away. Harnham C of E Primary and Junior schools are conveniently located, and Harnham sports field with its riverside walk is across the road. Salisbury offers excellent amenities, including a wide range of shops and eateries, theatres, cinemas, a twice-weekly Charter Market, and schools in the state, private, and grammar sectors. Direct mainline rail services include London (90 mins), Bath (60 mins), and Bristol (80 mins).

DIRECTIONS

What3Words - rally.fancy.page

Leave the city centre via the one-way system from the Market Square until reaching the T-junction with Exeter Street. Turn left and proceed to the roundabout and take the second exit (straight over) into New Bridge Road. Keep in the right-hand lane and at the Harnham gyratory bear round to the right then left onto Harnham Road. Continue for about half a mile, through the traffic lights at Saxon Road and after the "island" bear right into Lower Street. Continue for about 500 yards and the gates into Buttercup Close will be seen, set back, on the left.

EPC: C

Wiltshire Council Tax Band D

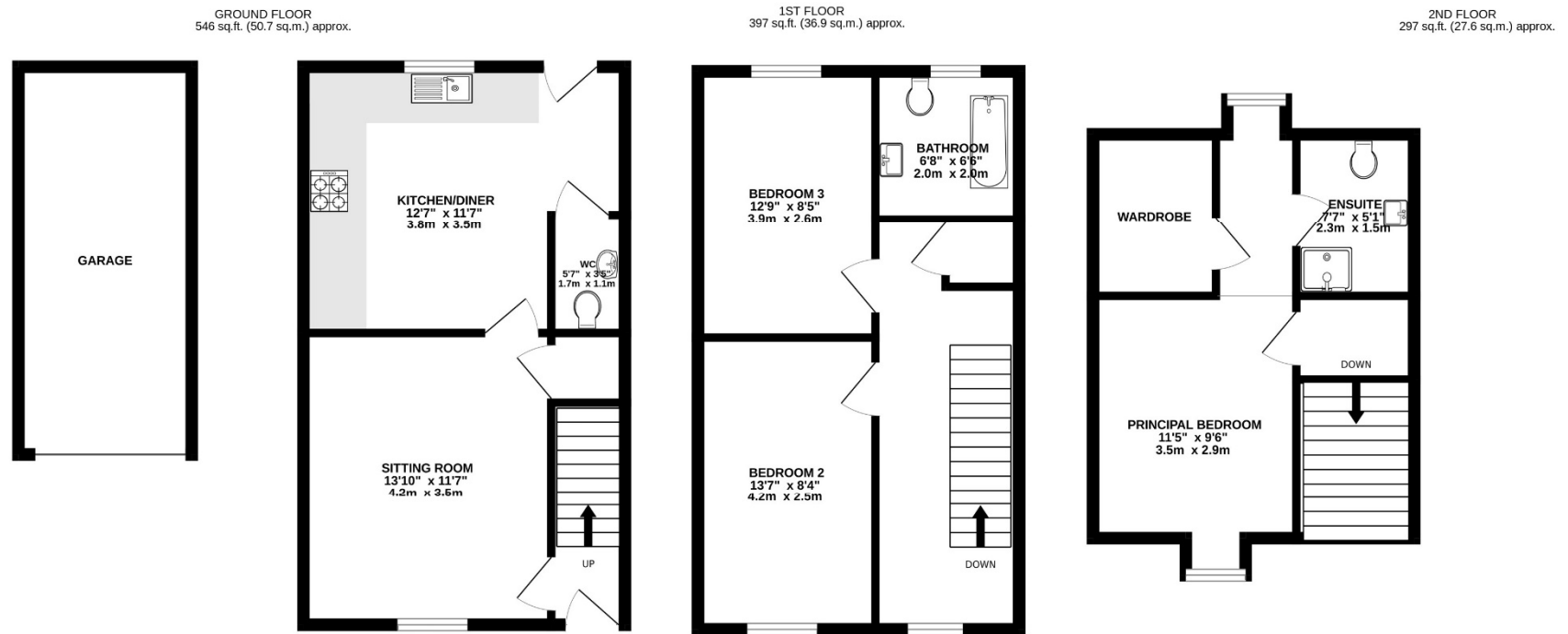
Gas central heating and double glazing

Mains Drains

Ultrafast Broadband available

Mobile Coverage likely with EE, O2 and Three

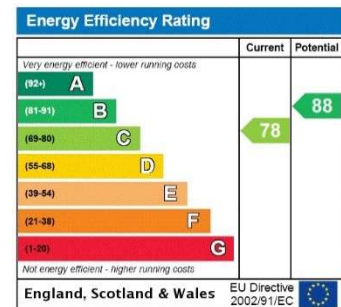




TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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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