

Myddelton&Major

127 Bouverie Avenue South

SALISBURY





A substantial detached four bedroom family home, situated in one of Salisbury's foremost residential roads.

Tenure: Freehold

Size: 2,410 ft²

EPC Rating: D (68)

Council Tax Band: G



4



3



2



6

127 Bouverie Avenue South, Harnham
Salisbury, Wiltshire, SP2 8EA

- Detached Family Home
- Kitchen / Breakfast Room
- 27ft Double Reception
- Dining Room
- Sun Room
- Study
- Four Double Bedrooms
- Two Bathrooms
- Balcony
- 0.36 Acre Garden

The Property

This impressive family home offers generously proportioned accommodation arranged over two floors. Of particular note on the ground floor is the eat-in kitchen with integral appliances, which has been cleverly designed to provide ample undercounter storage and a naturally separated breakfast area. Furthermore, there is a 27 ft double reception room, an attractive sun room which provides access directly out to the garden, a wood panelled dining room, and the study, which is fitted with a built in desk area.

On the first floor are four double bedrooms, the largest of which has an en-suite bathroom. Additionally, there is a balcony accessible via the rear bedroom which has appealing views over the garden, and the family bathroom.

Outside

The property has two integral garages and further off road parking for at least four vehicles. Situated in approximately 0.36 acres of land, the property has a sizable rear garden which is predominantly laid to lawn, with mature planted trees and shrubs. There is an attractive terrace at the near end of the garden, with plentiful space for outdoor furnishings.

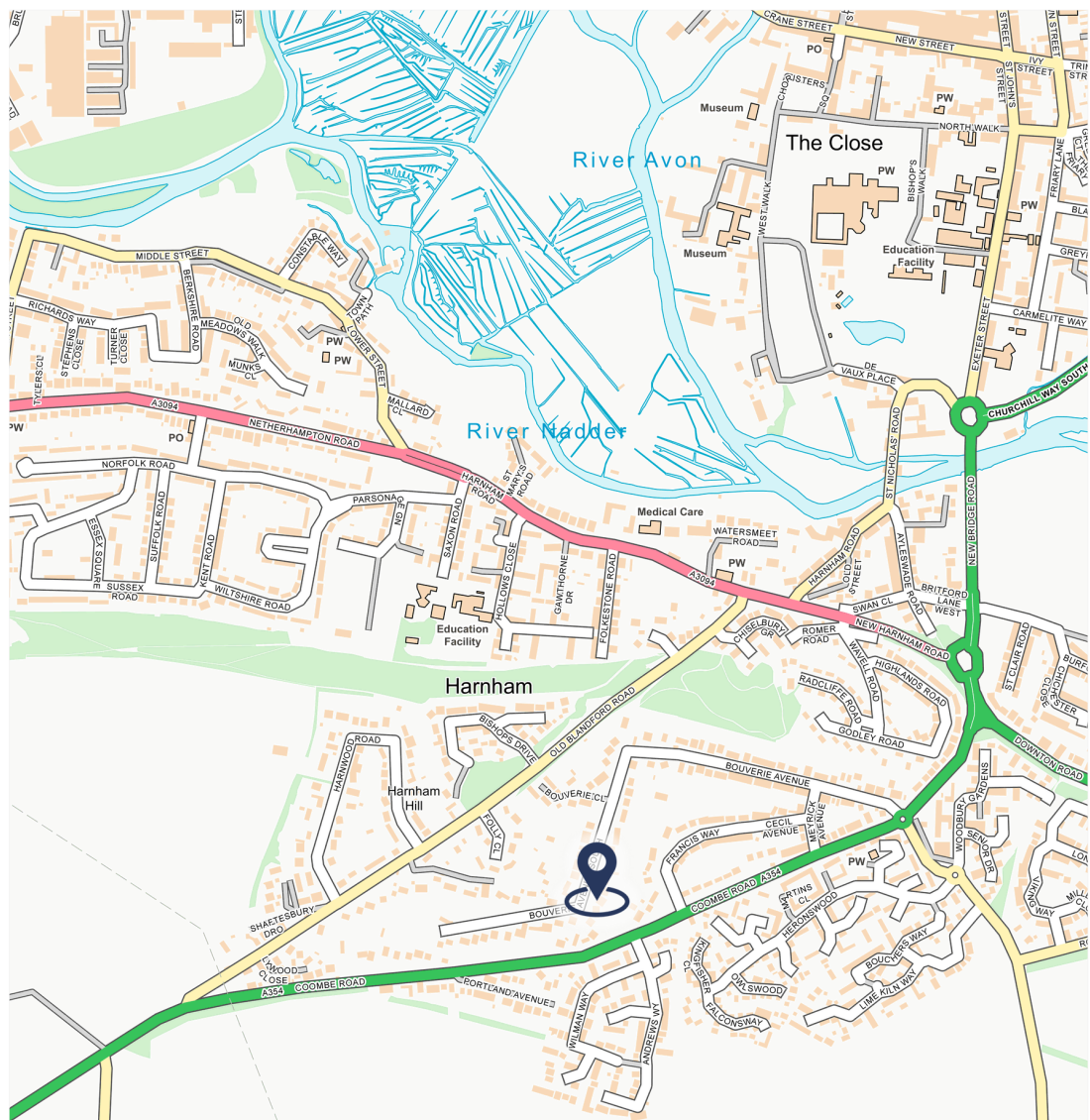


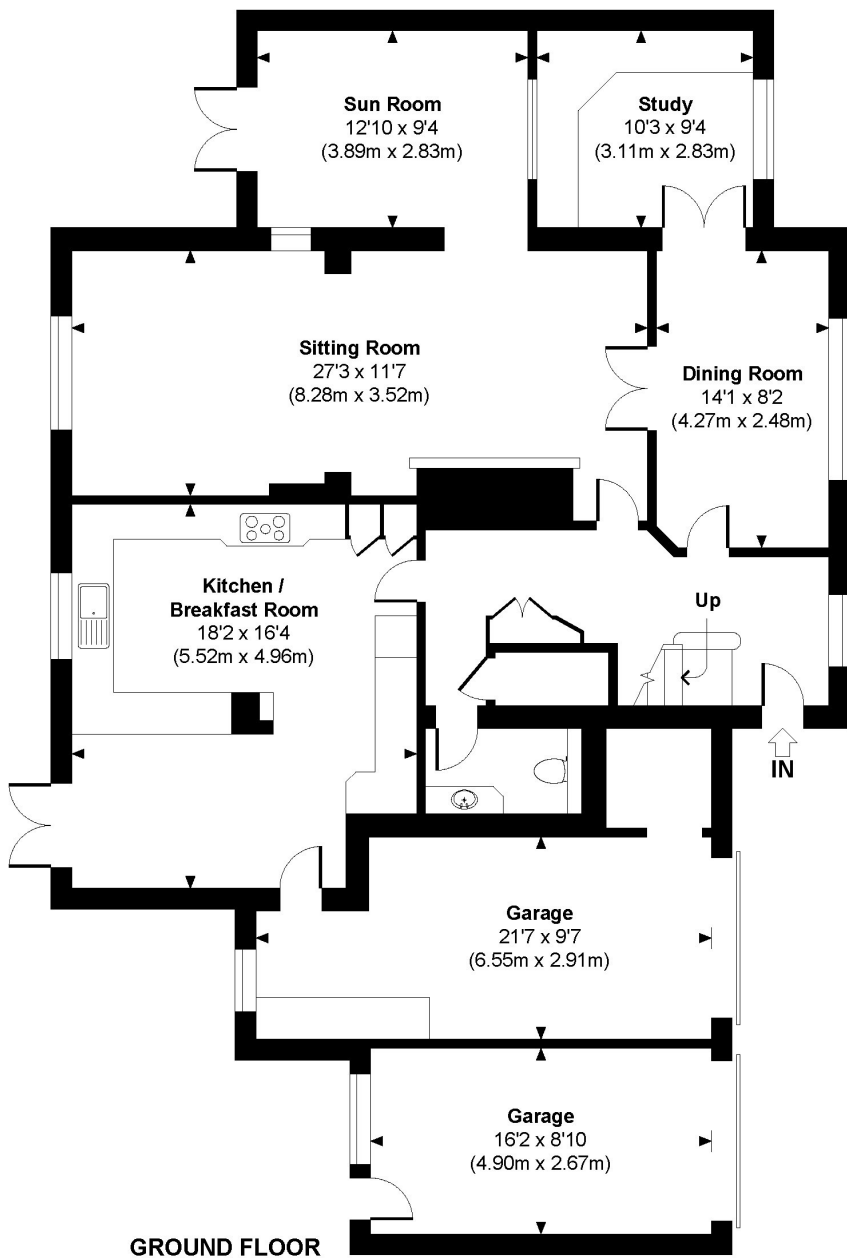




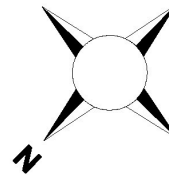
Location

Bouverie Avenue South is one of Salisbury's foremost residential roads situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

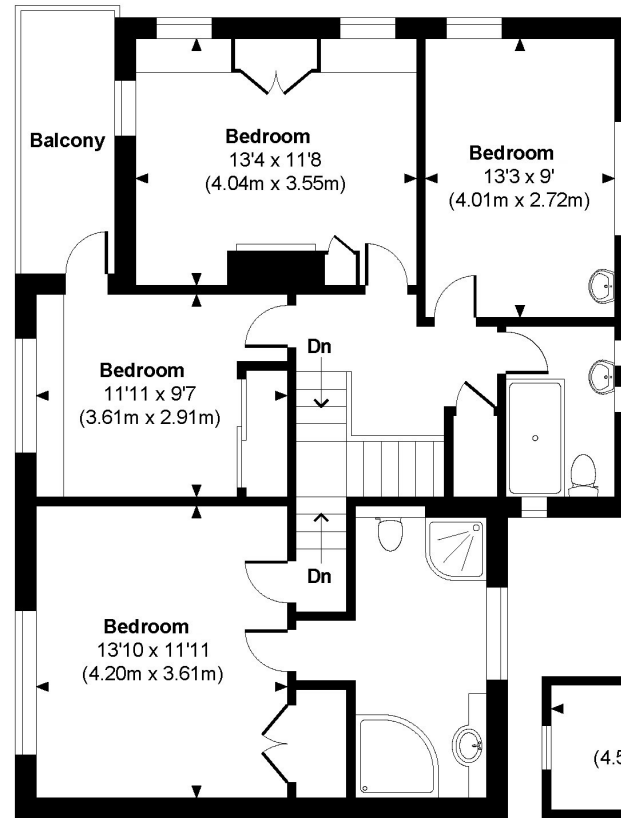




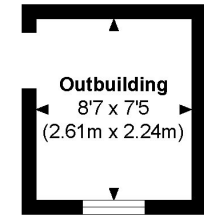
GROUND FLOOR



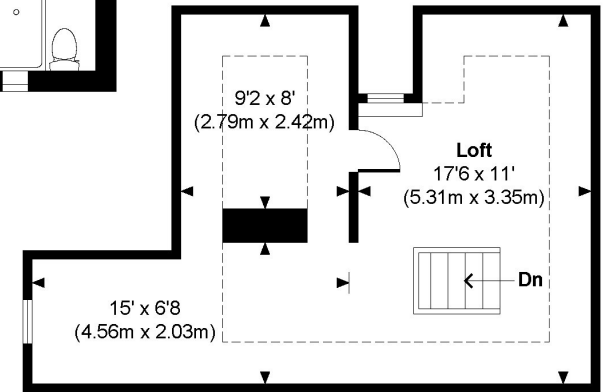
Approximate Gross Internal Area
Main House = 2410 Sq Ft / 223.93 Sq M
Garage = 360 Sq Ft / 33.40 Sq M
Outbuilding = 63 Sq Ft / 5.85 Sq M
Total = 2833 Sq Ft / 263.18 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



FIRST FLOOR



OUTBUILDING



LOFT FLOOR

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.





From city apartments to country houses
and everything in between