

6 John Wood House, Crane Bridge Road, Salisbury, SP2 7TW



We are proud to present

6 John Wood House

Crane Bridge Road, Salisbury, SP2 7TW

A spacious two bedroom apartment in an exclusive gated development, a short level walk away from all of the amenities that Salisbury has to offer

- Highly sought after location
- Private, gated development
 - Two bedrooms
 - Bathroom and ensuite to principle bedroom
- Immaculately presented & refurbished to a high standard
 - Lift access
- Garage and parking space
 - Private balcony



THE PROPERTY

Occupying a prime position within the exclusive gated development of Cathedral Views, John Wood House enjoys an exceptional setting opposite Queen Elizabeth Gardens and the River Avon. The property combines generously proportioned accommodation with attractive period detailing, private outdoor space, excellent storage and the considerable benefit of a private garage and parking, which is unique within this development.

The impressive south-west-facing sitting and dining room provides a welcoming and versatile principal living space, featuring high ceilings, a fireplace and large windows that flood the room with natural light. The generous dining area offers ample space for a substantial dining table and additional furniture, making this an ideal space for entertaining.

A glazed door opens onto a private, covered and decked balcony, enjoying far-reaching views towards Salisbury Cathedral. With space for an outside table and chairs and scope for a selection of potted plants.

The kitchen also enjoys views towards Salisbury Cathedral and is fitted with a comprehensive range of Shaker-style wall and base units, complemented by wooden work surfaces and tiled splashbacks. Integrated Neff appliances provide a contemporary and practical finish. A useful storage cupboard discreetly houses the pressurised hot water cylinder and electric boiler.

The spacious principal bedroom benefits from fitted furniture and extensive full-height corner storage. The recently refitted ensuite shower room, completed to an excellent standard by Jones of Salisbury, features a generous double shower, fitted vanity unit with integrated storage and WC.

The second double bedroom is also impressive and benefits from built-in storage, together with attractive views towards Salisbury Cathedral.

Situated off the reception hall the family bathroom has been recently refitted by Jones of Salisbury. Stylishly appointed and fully tiled, it features twin washbasins with a mirror above, a bath with shower over and a large built-in storage cupboard.



OUTSIDE

Cathedral Views is an attractive and private gated development, superbly positioned opposite Queen Elizabeth Gardens and the River Avon, while being within easy reach of Salisbury's excellent range of amenities, cultural attractions and historic landmarks.

John Wood House is approached through impressive double iron gates, with further gates opening into a well-maintained front garden. The property benefits from a private garage and additional parking, conveniently accessed beside the main building. The secluded setting, landscaped surroundings and secure gated entrance combine to create an attractive and exclusive development.

LOCATION & AMENTIES

Located on Crane Bridge Road, John Wood House is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. Salisbury boasts the renowned Playhouse theatre, an Everyman cinema and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London, Southampton and Bournemouth and there are direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes). The station is situated close to Elizabeth Court.

ADDITIONAL INFORMATION

Postcode: SP2 7TW

Services: All mains services are connected. Mains electricity and mains water, mains waste, electric heating.

Tenure: Leasehold. 999 years from 1996 (969 years remaining). Service charge £4,752.00 per annum, Ground rent £175.00 per annum 2026

Council Tax: Band G

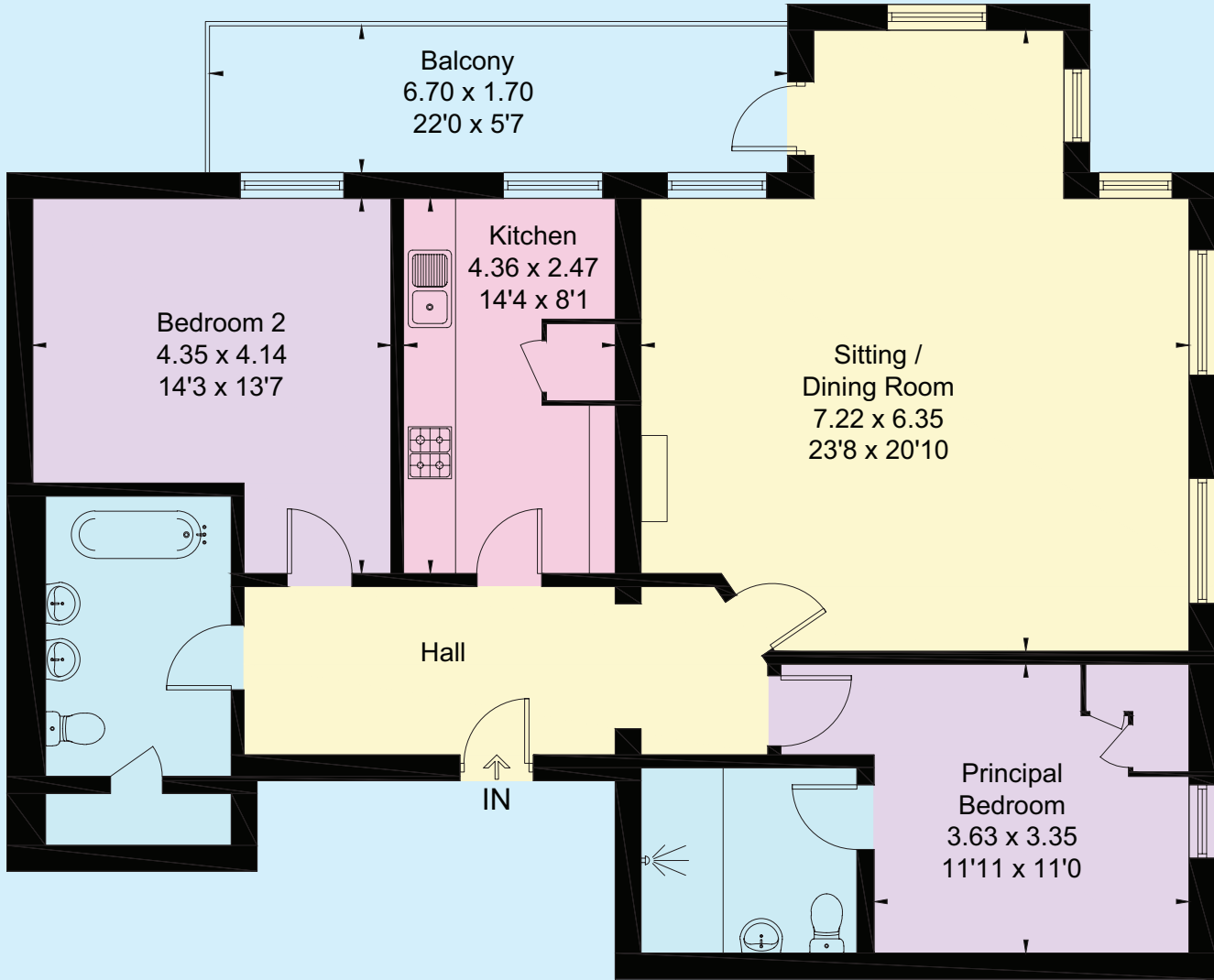
EPC: C (72)

Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale (take out the garden reference for flats etc).

Viewings: Strictly by appointment with the sole selling agents Myddelton & Major



Approximate Floor Area = 109.4 sq m / 1177 sq ft



Second Floor Flat



Contact

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