

Myddelton&Major

27 Bouverie Avenue
HARNHAM, SALISBURY





An impressive 5 bedroom family home with huge potential, off-road parking, incredible views, a stunning garden and a 15 minute walk to The Close.

Tenure: Freehold

Size: 2,165 ft²

EPC Rating: D (65)

Council Tax Band: D



5



3



2



3

Services - All mains services are available. Solar hot water. Ofcom suggests broadband speeds of up to 1000 Mbps are available.

Market Square 1.2 Miles • Train Station 1.6 Miles • Hospital 0.8 Miles • Cathedral 0.9 Miles

27 Bouverie Avenue,
Harnham, Salisbury, SP2 8DU

- 5 Bedrooms
- 3 Receptions
- Kitchen/Dining Room
- Sitting Room, Dining Room
- 15 Minute Walk to The Close
- Highly Sought After Location
- South Facing Garden
- Far Reaching Views
- Garage and Off Road Parking
- Potential to Update

The Property

Built of brick elevations beneath a tiled roof, 27 Bouverie Avenue provides well proportioned, presented and flexible accommodation over three floors that is naturally well lit. Having been in the same ownership for over 20 years, the property was the subject of a substantial programme of extension and refurbishment by the current owners when they bought the property.

The front door opens into a welcoming hallway, which gives access to the majority of the ground floor accommodation. To the front of the property is a sitting room with a bay window and a fireplace containing a gas fire. The dining room has double doors that open onto the kitchen/dining room, that extends across the rear and is particularly light and airy. Bi-fold doors from here lead to the conservatory, and a further door leads to the particularly spacious utility room and rear lobby. A ground floor cloakroom and integral single garage (with an electric door) round off the ground floor accommodation.

On the first floor is a spacious landing, giving access to the three double bedrooms, all of which are naturally well lit and contain built in storage, and the family bathroom. The main bedroom benefits from a dressing area and an en suite shower room.

On the second floor are a further two bedrooms both of which has stunning views (one of which is currently used as an office).









Outside

To the front of the property is a brick paved driveway providing off road parking for up to two cars, with well planted inset flower beds. Immediately to the rear of the property is a good sized area of paved terrace, partially shaded by a small overhanging roof, providing plenty of external sitting and dining options. Beyond the mature rear garden has been mainly laid to lawn, with a number of exceptionally well planted beds containing an attractive mix of mature trees, shrubs and flowering plants. At the bottom of the garden is a good sized shed and a pergola, providing dappled shade.

Location

27 Bouverie Avenue is situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stone's throw away from Harnham Recreation Ground, The Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School.

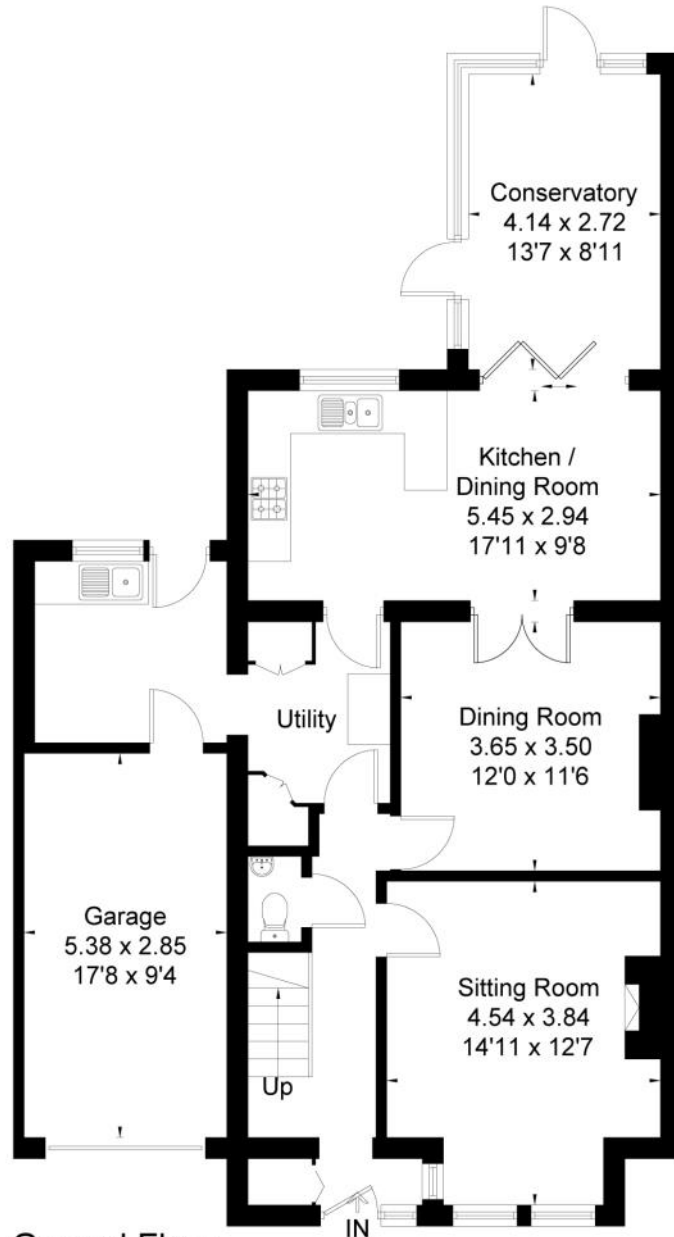
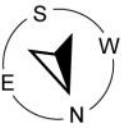
Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.





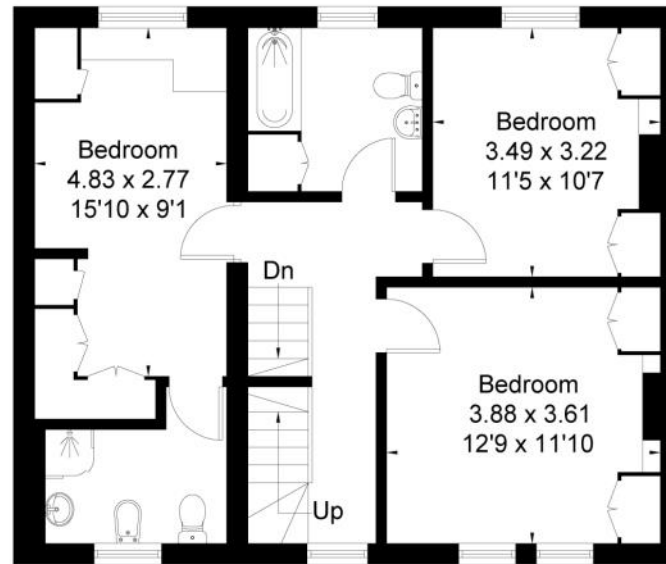


Approximate Floor Area = 201.1 sq m / 2165 sq ft (Including Garage / Excluding Shed)

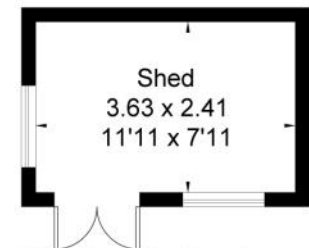


Ground Floor

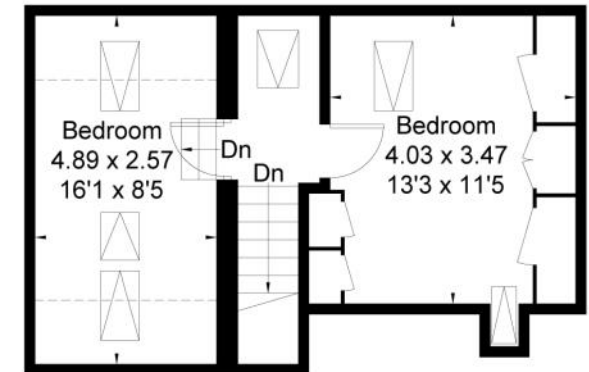
[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual
Location / Orientation)

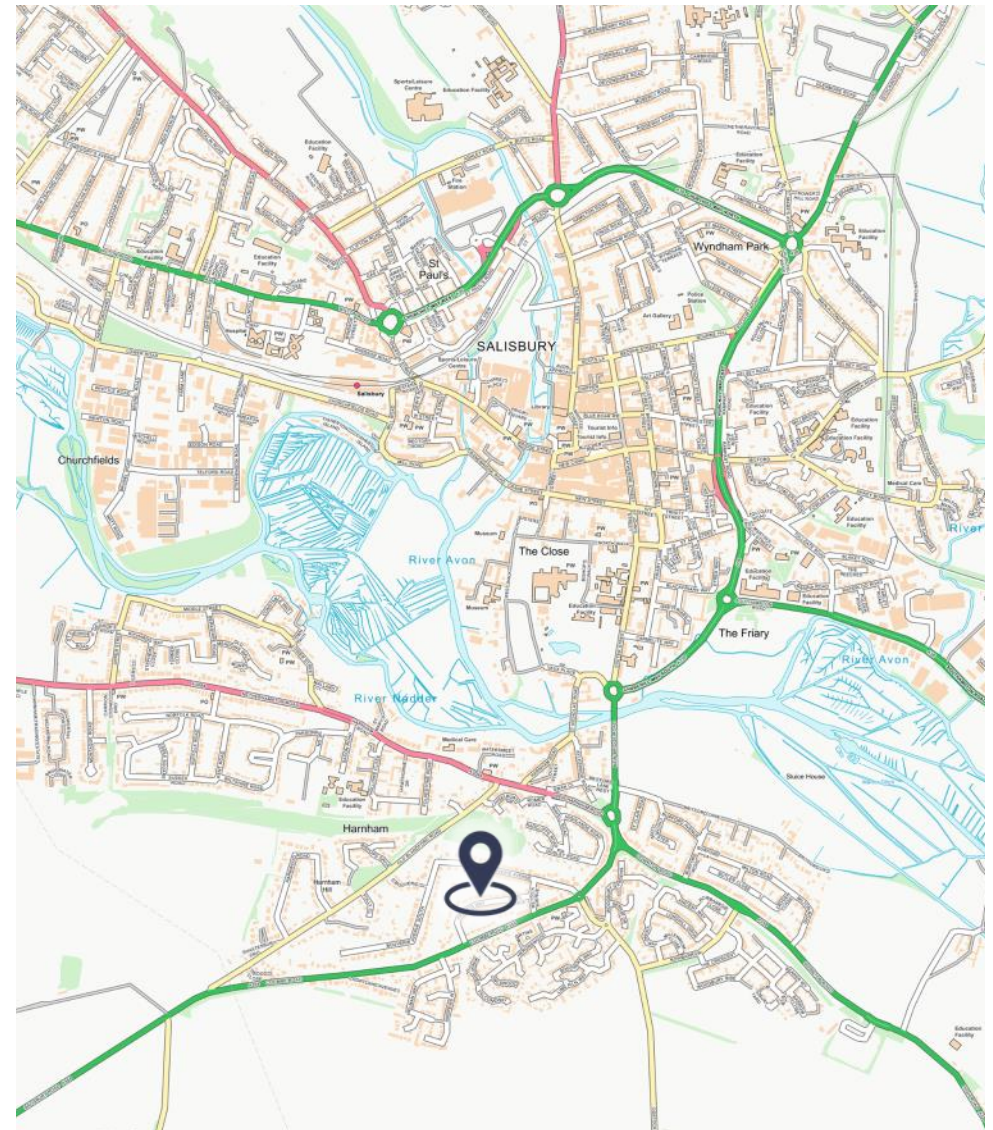


Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70413



Disclaimer Notice

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Myddelton & Major



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and everything in between