

3 St Ann Square  
Salisbury





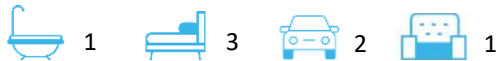




## A recently built three bedroom house, forming part of an exclusive gated development of only four high quality award winning homes

3 St Ann Square  
Salisbury, SP1 2FJ

Guide Price:  
£425,000



- Near to Salisbury the Cathedral Close and city centre
- Two allocated parking spaces
- Set within a secure gated development
- Energy efficient - EPC rating of B
- Underfloor heating on both floors with zone control
- Electric heating via an air source heat pump
- PV solar panels
- Offered with no onward chain
- High quality finish
- Private rear garden

### The Property

Situated within an exclusive gated development of just four high-quality, energy-efficient new homes, each with dedicated parking. This attractively constructed brand-new link-detached house features elegant brick elevations with pronounced soldier course detailing to selected windows and distinctive diamond-pattern brickwork to the flank wall using blue and burnt-header bricks. The property is finished beneath a clay tiled roof with lead verges and discreet, sunken photovoltaic panels.

Internally, the well-appointed kitchen is fitted with integrated Siemens appliances and quartz worktops. Floor finishes comprise a combination of engineered oak flooring and high-quality carpeting. Oak architraves and oak-and-glazed internal doors enhance the overall finish.

Hard-wired media and data cabling is installed in all rooms, with fibre broadband connected to the property. A loft provides useful storage space.

Externally, the property offers off-road parking for two vehicles, external lighting, power points and taps, and a mainly walled private rear garden.

Additional external features include cast-iron gutters and decorative lead hoppers. Aluminium-framed triple-glazed windows and doors are fitted throughout. The house benefits from air-source underfloor heating across all rooms and includes a water softener.

This award winning development was recognised and won the Salisbury Civic Society New Builds Award for 2025.

**Services** - Mains Water, drainage and electricity are connected. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

### Tenure

Freehold

### EPC Rating

B (81)

### Outgoings

Council Tax Band: D

### Size

861 sqft











## Outside

The property benefits from block-paved off-road parking for two vehicles, together with an EV charging point and a Vaillant air source heat pump. Sandstone steps and a block-paved ramp lead to a pathway approaching the front entrance. A timber gate opens onto a wide Cotswold stone gravel path, bordered by a high brick boundary wall, which continues around the gable end of the house to the rear garden.

The rear garden features a sandstone patio with sleeper edging, a raised-level lawn, and mature sycamore and beech trees. High brick walls provide excellent screening to the roadside and rear boundary, with close-boarded fencing to the opposite side. Additional external features include outside lighting and an external water tap.

## Location

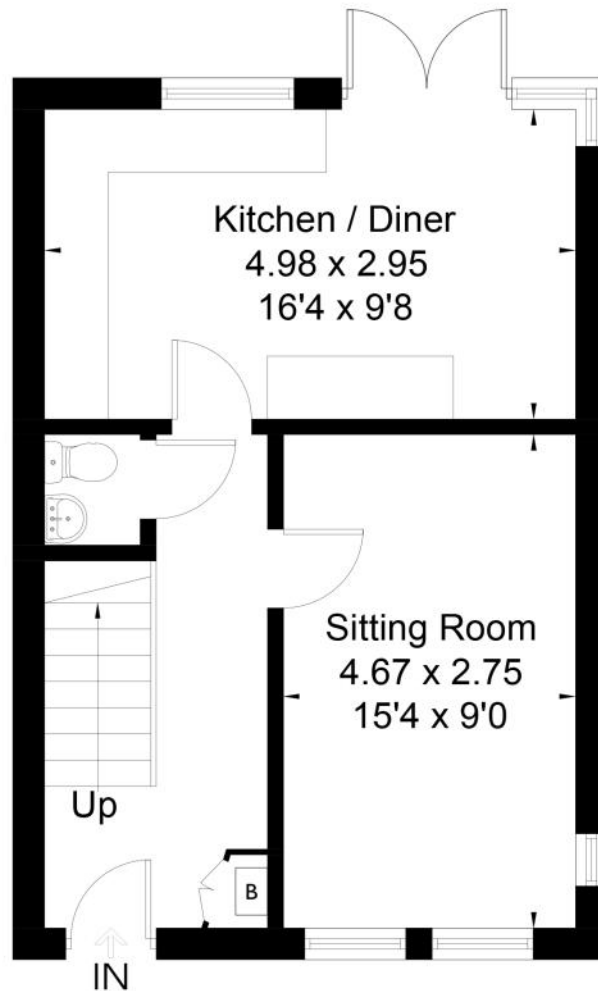
The property is situated within the historical city centre. It sits at the edge of Salisbury's medieval chequer system and as such is a very short walk from all of the city's excellent range of facilities - shopping, leisure, educational and cultural as well as the well thought of Playhouse theatre and the market square which hosts a twice weekly charter market.

Salisbury train station is just over 1 mile away by foot with trains direct to London Waterloo. Journey time approximately 90 minutes. The magnificent Cathedral Close is under half a mile walk away.

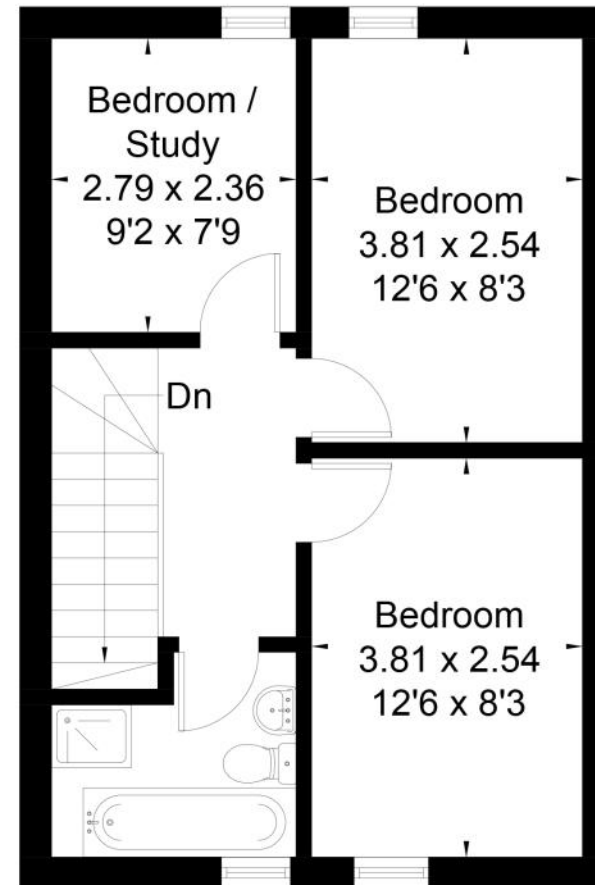




Approximate Floor Area = 80.0 sq m / 861 sq ft



Ground Floor



First Floor



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