

11 Netheravon Road  
Salisbury



A fantastic four double bedroom property with garage, parking, good sized garden within a short walk of the city centre

11 Netheravon Road,  
Salisbury, SP1 3BJ

Guide Price:  
£750,000

 1  4  2  2

- Spacious Family Home
- Kitchen/Breakfast Room
- Two Reception Rooms
- Utility Room
- Downstairs Cloakroom
- Fabulous South-Facing Garden
- Summer House
- Greenhouse
- Off-Road Parking
- Cathedral Views

The Property

11 Netheravon Road is within a highly desirable residential area and offers the charm and proportions of a traditional 1930's home. The property sits behind a good-sized front garden, with driveway providing off street parking for several cars, as well as a garage.

A welcoming porch leads into the central hallway, setting the tone for the bright and spacious accommodation throughout. The main reception room features an open fireplace and beautifully panelled wooden ceiling, with a large bay window that fills the room with natural light and views across to Salisbury cathedral. This space opens seamlessly into the adjoining dining room, which enjoys views of the rear garden. The generously sized kitchen also overlooks the garden and is fitted with cream Shaker-style units. From here the doors open out onto the patio, making it ideal for outdoor dining and entertaining.

Stairs lead up to the first floor and a feature window frames far reaching views across Salisbury, including the iconic cathedral. At the top of the stairs, a generous landing leads to the principal bedroom, positioned at the front of the property and benefiting again from the impressive views. This spacious room is fitted with built-in wardrobes. The second bedroom, located at the rear, is a generous size and overlooks the rear garden. Two further bedrooms are on this level offering family living, guest, or home working. The family bathroom is well appointed with a separate bath and shower.

The property would benefit from some modernisation, offering an excellent opportunity for a new owner to update and personalise the space. With its generous proportions, charter features and superb location, it has the potential to become a truly expectational family

Services - All mains connected, Gas central heating, Ofcom suggests good mobile network coverage with all major mobile network providers, and Ultrafast Broadband is available.

Tenure	EPC Rating
Freehold	D (61)
Outgoings	Size
Council Tax Band: F	1980sqft (total)

















## Outside

To the front of the property is a pretty garden mostly laid to lawn with attractive borders. The tarmac drive provides useful off-road parking as well as access to a garage.

There are French doors from both the kitchen/breakfast room and the dining room to the terrace at the rear of the property, perfect for al-fresco dining. The south-facing garden is mostly laid to lawn with mature trees providing a private space to enjoy. There is a pretty summerhouse situated next to the property and at the end of the garden is a vegetable plot and greenhouse.

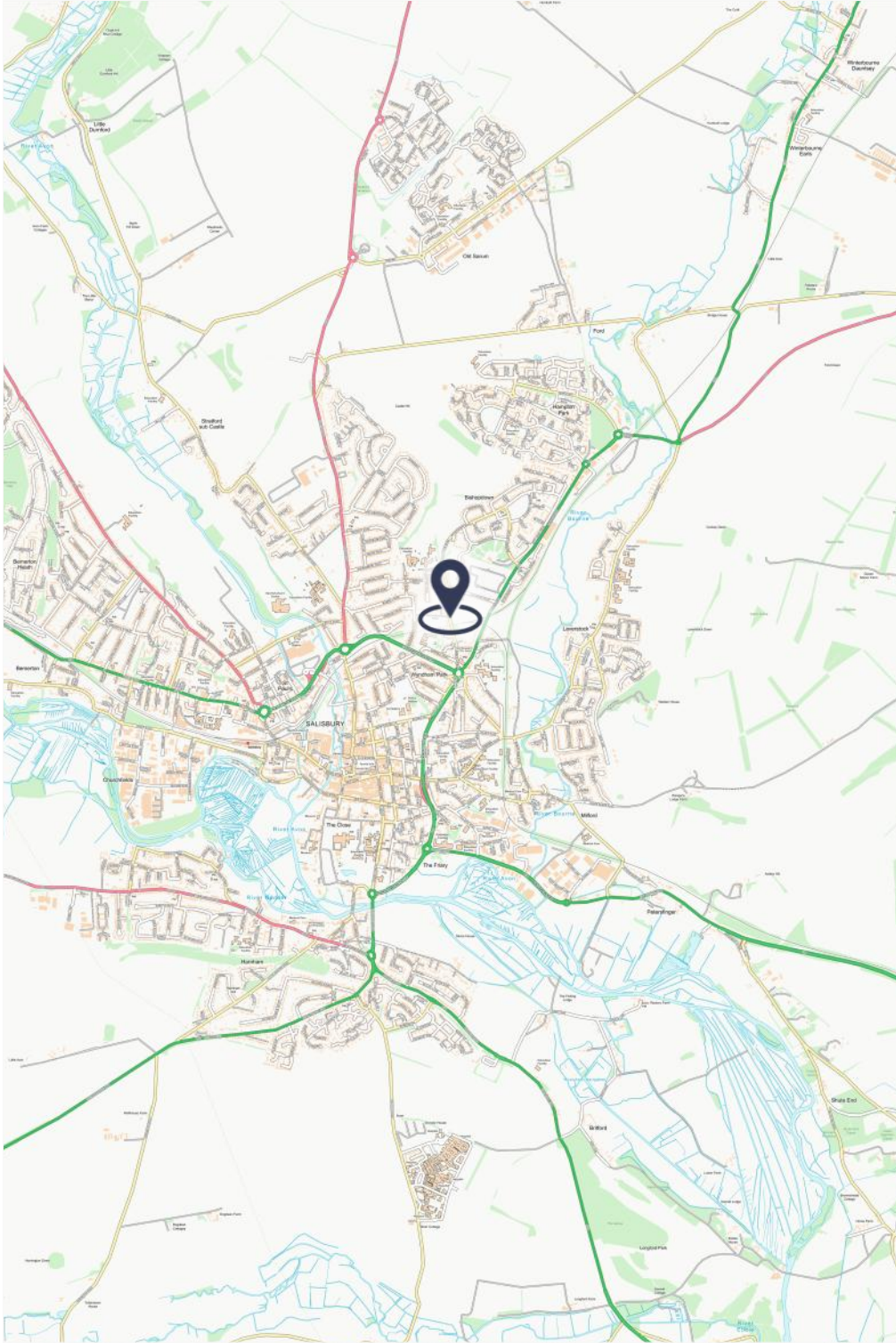
## Location

Netheravon Road is a highly sought-after and peaceful residential road located within very easy reach of the centre of the Cathedral City of Salisbury. From the elevated position of number 11 there are attractive views across the city and the Cathedral.

Victoria Park is only a short walk away as indeed are the Salisbury downs. 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, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

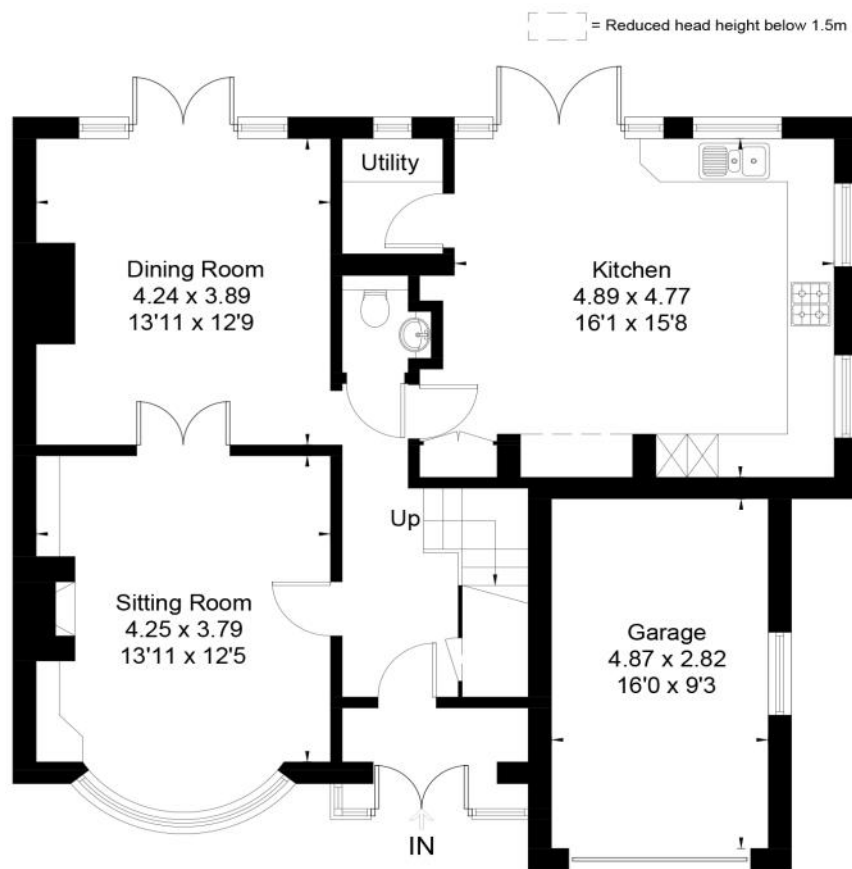




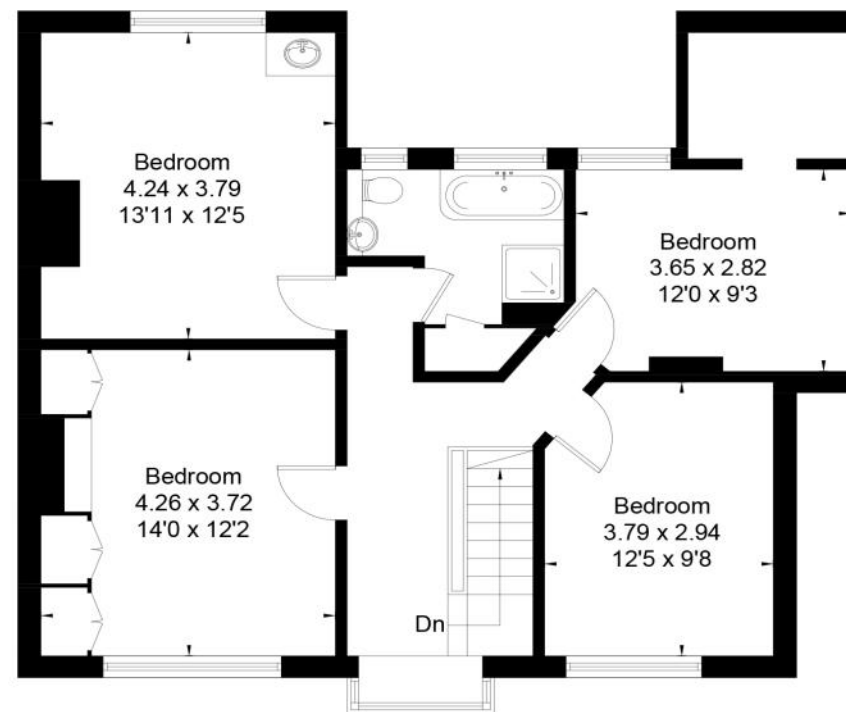
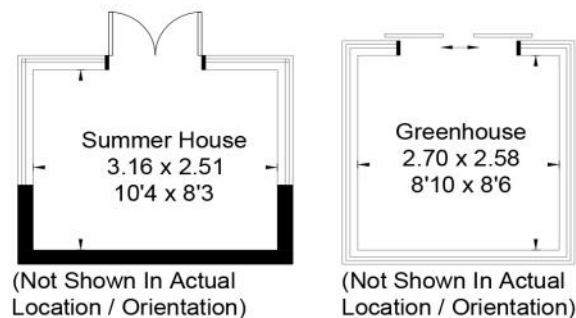




Approximate Floor Area = 154.4 sq m / 1662 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Outbuildings = 16 sq m / 172 sq ft  
 Total = 184 sq m / 1980 sq ft



Ground Floor



First 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 #101031

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