

Morrison Hall  
Brown Street  
Salisbury



Please note, the furniture in this image has been virtually staged.

## A beautifully designed and newly completed maisonette, occupying a superb position in the heart of Salisbury.

Morrison Hall,

12 Brown Street, Salisbury, SP1 1HE

Guide Price:

£795,000



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- First and second floor maisonette
- Fully refurbished to a very high standard
- Large open plan reception room/kitchen
- Separate utility room
- Principal bedroom with double doors to roof terrace
- 35sqm roof terrace with Cathedral Views
- \*No onward chain\*
- City centre location
- Parking space by separate negotiation

### The Property

Designed and finished to a high specification and completed in January 2026, Morrison Hall offers an incredible volume of space across the first and second floors. Located on the corner of Brown Street and Milford Street, this stunning maisonette has its own private access off Brown Street.

The carpeted staircase hall leads into the main first floor hallway, with an engineered oak floor leading into the exceptional living area with vaulted ceiling and exposed brick feature walls. Dual aspect and with space for both a sitting area and dining area, this is a truly special space which has been carefully designed by the developers to maximise the “wow” factor. A secondary set of stairs leads up to a galleried study area with door out to the roof terrace.

Harwoods designed the kitchen, with Neff ovens, Bora hob with integral extractor, Quooker boiling water tap and quartz worktops and splashbacks. Flecks of colour in the quartz are amplified by the ‘distressed’ brass cupboard door pulls and handles. The utility room adjoins the kitchen with sink, storage and plumbing for tumble dryer and washing machine. The media room and study/bedroom 2 lie off the main hallway, with a family bathroom and separate cloakroom with WC.

The principal bedroom is on the second floor with exposed timber truss and vaulted ceiling features. Glass doors open to the roof terrace and there is an ensuite shower room.

**Services** - Mains electricity, water and drainage. Gas-fired central heating. MVHR system and AC & heating unit in main bedroom. Ofcom suggests that all major mobile networks offer good coverage and Ultrafast Broadband is available.

### Tenure

Freehold

### EPC Rating

C (76)

### Outgoings

Council Tax Band: C

### Size

2,445 sqft (total)



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## Outside & Storage

The ground floor lobby has ample space for storing bicycles, bins and other stores. Doors lead from the main bedroom and indeed from the galleried study area on to the fabulous roof terrace. The views from the terrace are amazing, with views over the City and the spire of the Cathedral. There is also a separate store area to one side.

There is space by the front door to park a car temporarily to help with unloading luggage or shopping.

A parking space is available by separate negotiation.

## Location

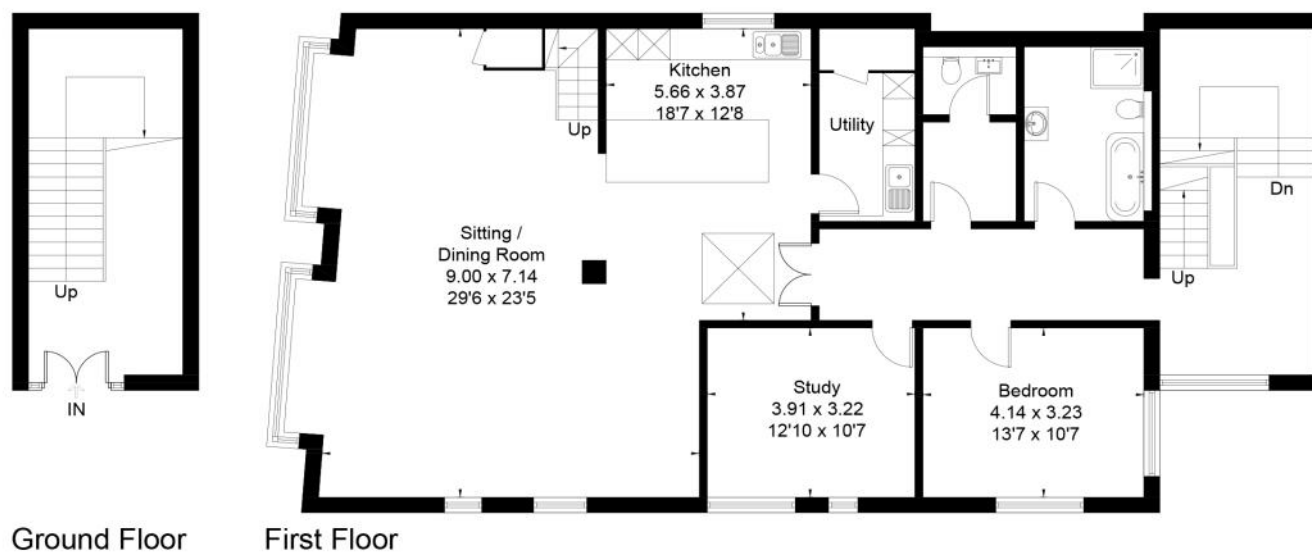
Located on Brown Street, Morrison Hall is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. Salisbury boasts a well-thought of Playhouse, an Everyman cinema and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities.

There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury's prized grammar schools of Bishops and in particular South Wilts Grammar school for girls are with walking distance. Salisbury also offers some excellent local private schools including: The Cathedral School, Leehurst Swan, Godolphin and Chafyn Grove.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes).



Approximate Floor Area = 227.2 sq m / 2445 sq ft (Excluding Voids)



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 #102191

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Call. 01722 337 575  
Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)  
Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)  
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

