

76 Campbell Road
Salisbury





76 Campbell Road, Salisbury
SP1 3BG

Guide Price:
£630,000

The Property

This impressive property offers exceptionally spacious accommodation, extending to around 2,125 sq ft arranged over four floors.

The ground floor features a bright, dual-aspect principal reception room that provides great flexibility in its layout — currently arranged as both a sitting and dining area. Also on this level is a study, which could serve equally well as a fifth bedroom if desired, along with a convenient shower room.

The lower ground floor offers an additional large reception room, presently used as a family room, with direct access to the garden. From here, there is access to a pantry/utility room and cloakroom. The well-equipped kitchen lies adjacent, opening into a charming conservatory that leads out to the attractive south-facing garden.

Across the upper two floors are four generous bedrooms. The principal suite benefits from fitted storage and a modern en-suite shower room. Of particular note is the south-facing bedroom on the top floor, which enjoys spectacular panoramic views across the city. A stylish family bathroom completes the accommodation.

A Stunning Victorian Townhouse with flexible and spacious accommodation arranged over four storeys.



3



4/5



Permit



3

- Exceptional Period Townhouse
- Stunning Victorian Architecture
- Breathtaking Cathedral View
- Three Reception Rooms
- Four Bedrooms
- Convenient City Edge Location
- Private Rear Garden
- Permit Parking
- Study/5th Bedroom
- No Onward Chain

Services - All mains services are connected, Ofcom suggests that all major mobile networks have good coverage outside & variable inside, Ultrafast Broadband is available.

Tenure

Freehold

EPC Rating

E (52)

Outgoings

Council Tax Band: E

Size

2125sqft







Outside

To the front of the property a wrought iron gate opens onto a pretty front garden, partly paved and surrounded by mature flowerbeds, with steps from here to the entrance door with a stunning stained glass panel above and feature period doorbell.

A shared path leads down the side of the house to where a private gate opens into the rear garden. Closest to the house, with French doors access into the property, is an attractive terrace. The rest of the garden, which is south facing, is laid mainly to lawn with mature flower borders, a tool shed and rear gate access out onto Churchill Way.

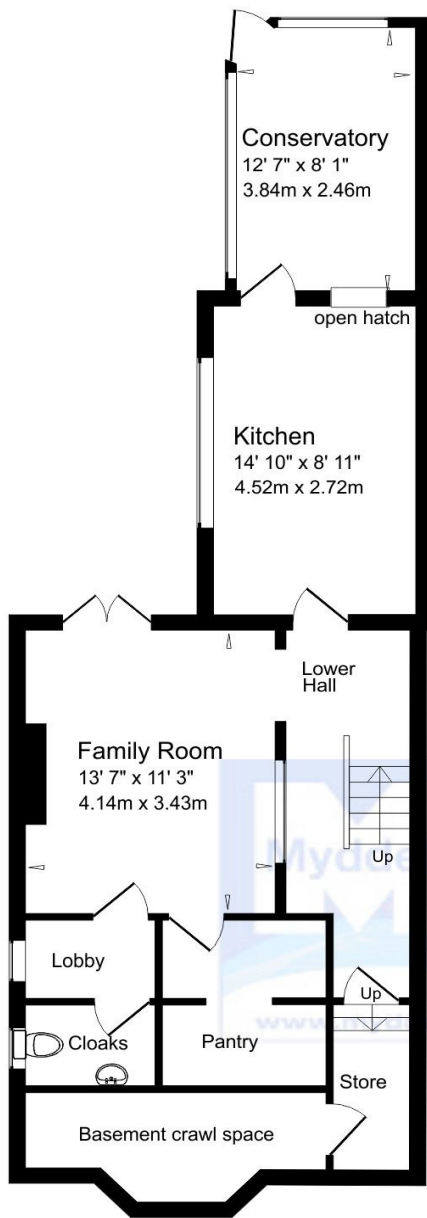
Location

Campbell Road is a highly sought-after and residential no through road located just outside the ring road, yet still within easy reach of the centre of the Cathedral City of Salisbury. The property is only a short walk to the nearby Victoria park and the local co-op. Open countryside is a mile away.

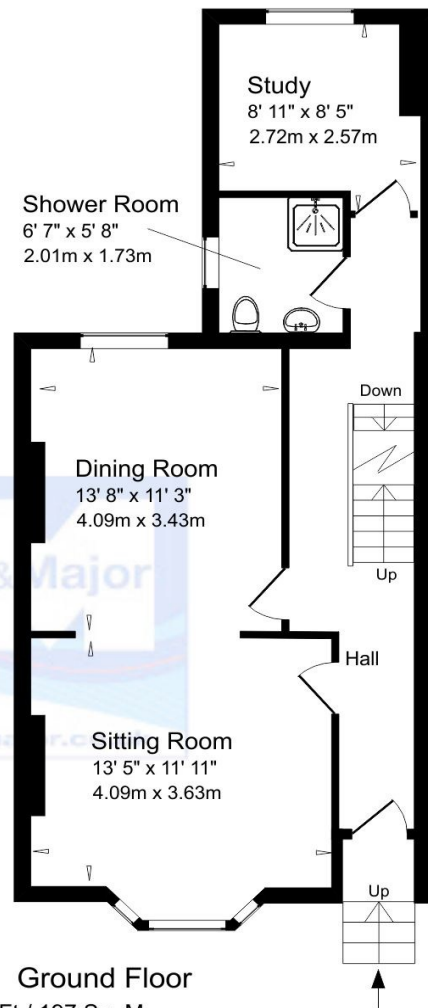


Salisbury boasts a well-thought-of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to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

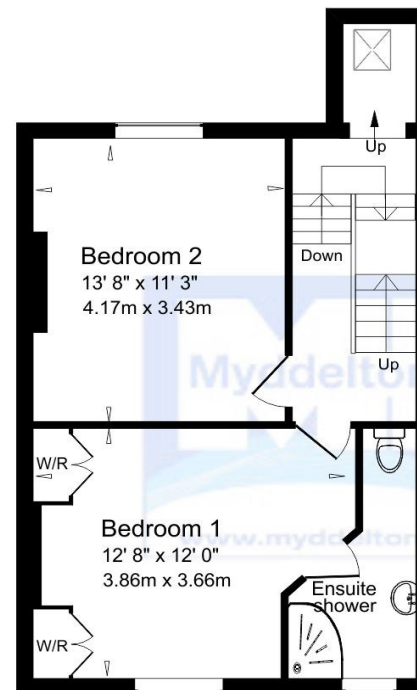




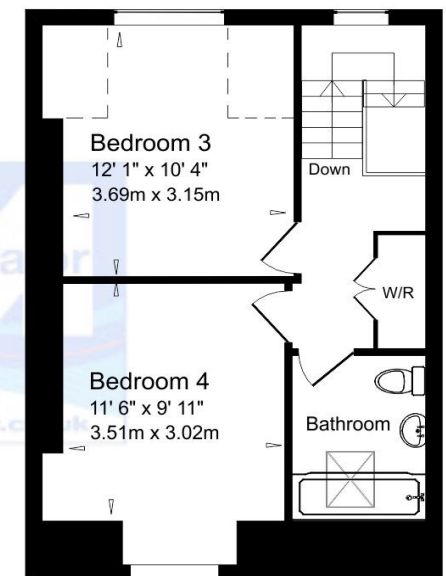
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Floor Area 2,125 Sq. Ft./ 197 Sq. M

Measurements quoted are to IPMS: Residential 2
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