

6 Howarth Park
Salisbury






A luxurious semi-detached home offering flexible accommodation for the over 55's

6 Howarth Park, Salisbury

Wiltshire, SP1 2QW

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| <ul style="list-style-type: none"> • Luxury Development • Exclusive Retirement Property, over 55's • Underfloor Heating • Close to Salisbury City Centre • Beautiful Bespoke Kitchen |  3  3/4  2  1/2 |
| <ul style="list-style-type: none"> • Luxurious Bathrooms • Two Acres of Communal Grounds • On Site Estate Manager • Garage Driveway & Visitor Parking • Flexible Living | |

The Property

Combining contemporary architecture with vintage elegance, Howarth Park sits atop Milford Hill, gazing across at the spire of Salisbury Cathedral. Howarth Park was built in the early 2000's by Westcoast Developments and is a collection of 19 spacious luxury houses and apartments for residents over 55.

This contemporary three/four-bedroom home offers scope to utilise the excellent lateral space as needed. Stand out features include high ceilings, stunning bespoke kitchen and bathrooms with high quality materials and appliances, as well as underfloor heating on the ground floor. Another point of note is the exceptional amount of light this property offers, with large windows overlooking the front and a fully glazed dining area overlooking the private south-facing garden to the rear; yet the modern construction and design ensures the property is warm and maintains a high EPC rating.

On the ground floor, there is a cloakroom just off the entrance hall, which leads directly into the open plan living area, with an adjoining family room/fourth bedroom. This room can be occupied independently or opened up to create a larger open plan living space if needed, whilst there is a separate shower room which also serves as a downstairs loo. The bespoke, fully-loaded kitchen overlooks the rear courtyard garden and can be shut off from the living area by sliding pocket doors.

Stairs lead from the entrance hall to the first floor, with a large landing area leading to all rooms. The principal bedroom has a walk-through wardrobe with plenty of storage space, to a well-appointed ensuite shower room. There are two further bedrooms which share a family bathroom. At present, one bedroom is used as a further sitting room and the other as a study.

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Lease Information - Term is 999 years from 01/01/2021. Ground Rent is £0.00. Annual Service Charge is £7,488.00 for 2026.

Tenure

Leasehold

EPC Rating

B (86)

Outgoings

Council Tax Band: F

Size

1848 sqft (total)







Private Garden

Lying a short walk from the house, via a security gate to the Park, a single garage is private to No.6 and forms part of the property, with a powered door and an EV charging point. In front of the garage is a driveway providing additional off-street parking.

To the front of the property there is a small area of lawn, and an attractively planted border. A path leads from the communal garden area to a canopy-style porch above the front door, with a separate private path down the side of the property to the rear courtyard-style garden. The rear garden was landscaped and designed by the owner who has a keen eye for gardens. A lower seating area is paved with an extended canopy from the house providing a shaded area to sit and relax. Steps lead up to a raised terrace, which is predominantly paved and bordered with flowers, shrubs, and numerous potted plants. A mature olive tree and stone sculpture provide focus points from the house. Steps lead to a useful secluded area for vegetable growing with three waist high VegPods, a roofed potting bench and two storage chests.

Communal Areas

Haworth Park is accessed via a secure gated entrance. Residents benefit from a communal bin -storage area, visitor parking, and attractive fully maintained, shared gardens. Standing tall within the beautifully manicured communal grounds of Howarth Park is a majestic Cedar of Lebanon. Stately and aromatic, the layers of branches and grey -green foliage are symbols of eternal life that hark back to memories of stately homes and the rich heritage.

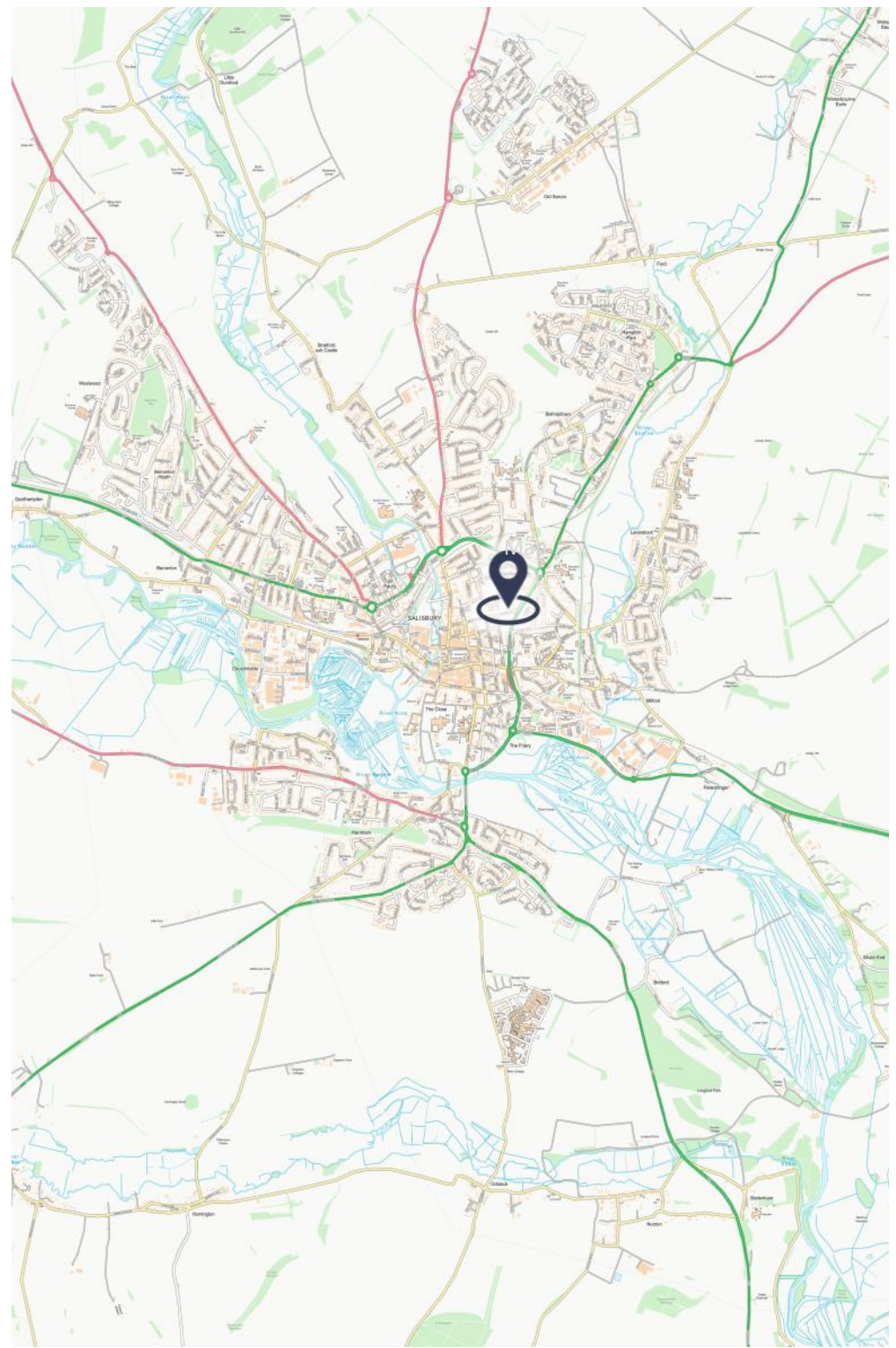


Location

Accessed via a secure gated entrance off Milford Hill in a residential located just outside the ring road, yet still within easy reach of the centre of the Cathedral City of Salisbury, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities, whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square.

Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Tinga, Zizzi, and the wonderful Café Divali. Local supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include; Pret a Manger, Boston Tea Party, Culture Coffee and Sonder. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The recently opened Everyman Cinema is close by and offers a more luxurious cinematic experience.

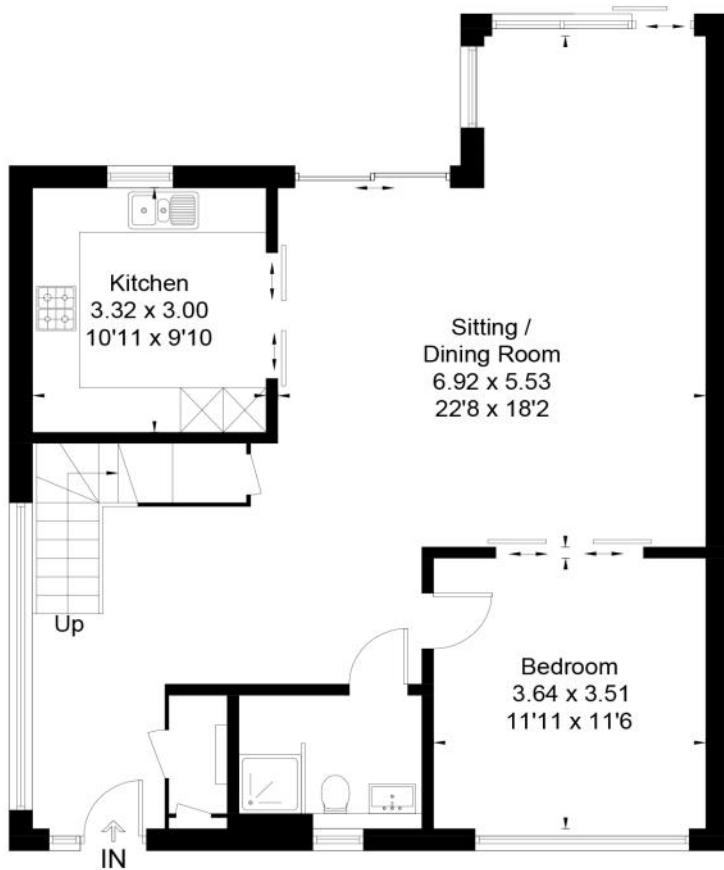




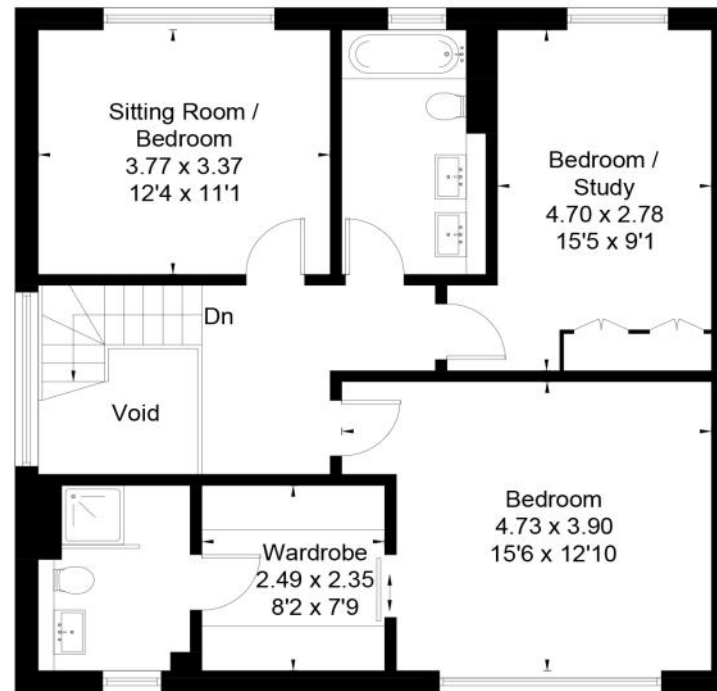
Approximate Floor Area = 150.8 sq m / 1623 sq ft (Excluding Void)

Garage = 20.9 sq m / 225 sq ft

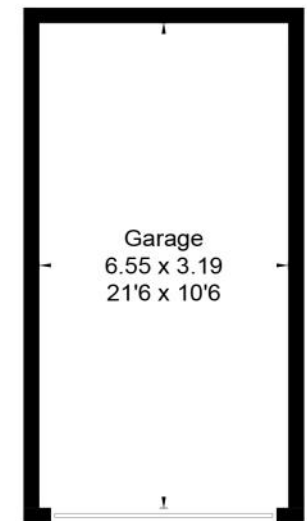
Total = 171.7 sq m / 1848 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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 #100893

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