



2 Belle Vue Court  
Salisbury, SP1 3AR





## 2 Belle Vue Court

Belle Vue Road, Salisbury, SP1 3AR

A wonderful contemporary home designed and finished to an extremely high standard and located in a peaceful location within the heart of the city.

Kitchen/Dining/Sitting Room • Study • Cloakroom • Utility  
5 bedrooms • 3 bath/shower rooms • Double garage  
Driveway parking • Garden

EPC rating = B

### Description

Built in 2017, 2 Belle Vue Court is the largest of the three houses in an attractive and modern development. It is a stylish contemporary home that offers spacious and flexible open plan living. The house is a mix of render and Iroko elevations under a zinc roof with the overall design being influenced by barn conversions. The house sits on the north eastern side of a courtyard development in a surprisingly tranquil environment given its location within the heart of the city.

The ground floor is an open plan area which has been cleverly designed so that it can be divided in to separate rooms if someone so wished. The kitchen has a good range of fitted units, island unit with granite work surface and range of appliances which include an induction hob, electric ovens, steam oven, microwave, integrated fridge/freezer, dishwasher and wine fridge. Italian porcelain tiles run throughout the ground floor. The sitting room is south east facing and has two walls of bi folding doors in order to maximise light and create a wonderful entertaining space. A study, cloakroom and utility are also situated on the ground floor.

The vaulted master bedroom is bright and airy and benefits from an en suite shower room and balcony. The second bedroom, which could be used as an additional sitting room, also has an en suite shower room and Juliet balcony that overlooks the garden. A further 3 bedrooms and family bathroom complete the first floor. All bath and shower rooms have electric underfloor heating with the family bathroom having a Bluetooth enabled mirror.

The integral double garage has electric roller doors and there are two further parking spaces in front of the garage.

The garden, which has been attractively planted, wraps around two sides of the house.





### Situation

The property is situated in a peaceful courtyard position within the heart of the cathedral city of Salisbury which boasts an excellent range of shopping and leisure facilities.

Salisbury station offers direct South West Trains service to London Waterloo from 85 minutes. The A303 provides access to the south west and London via the M3. Salisbury is positioned approximately 23 miles from Southampton with Southampton International Airport being approximately 20 miles to the south east and London Heathrow is found approximately 70 miles to the east.

Leisure activities are numerous in the surrounding areas. There is fishing on the River Avon and other nearby chalk streams. The countryside surrounding Salisbury offers large, unspoiled areas, ideal for walking and riding. There is racing at Salisbury and Wincanton and golf at Highpost, South Wilts and Rushmore.

There are a variety of excellent local schools, including Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Godolphin School and Preparatory School, Bishop Wordsworth and South Wilts Grammar Schools.

### Directions

The property is located within a private courtyard on the junction of Endless Street and Belle Vue Road in the centre of the city.

### General Remarks and Stipulations

#### Tenure

Freehold with vacant possession.

#### Council Tax

TBC

#### Services

Mains water, electricity, gas and drainage are connected to the property. Cat 6 wiring throughout.

#### Local Authority

Wiltshire Council.

#### Fixtures and Fittings

Items regarding as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

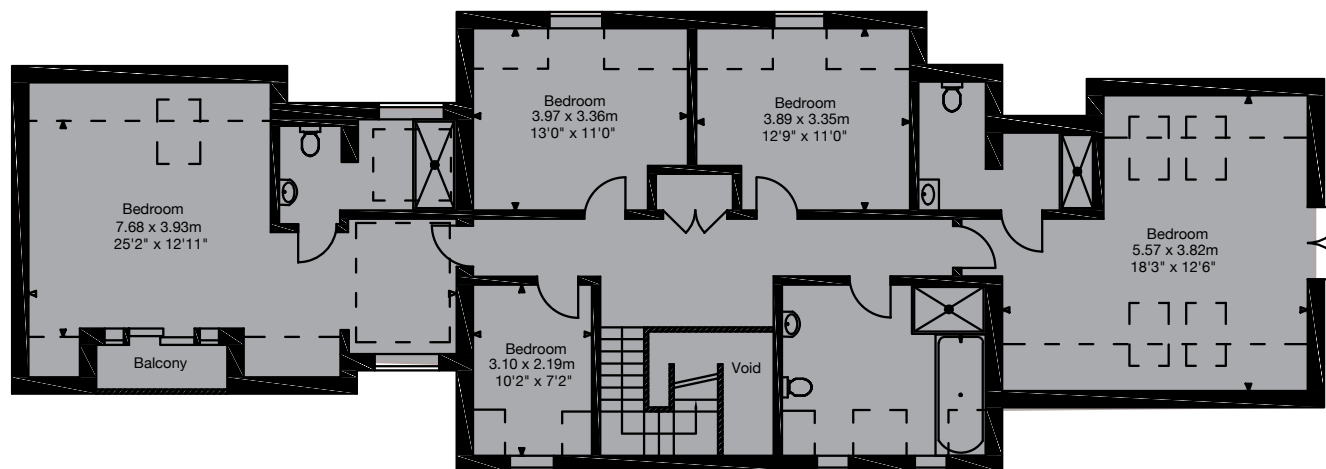
#### Viewing

Strictly by appointment with Savills.

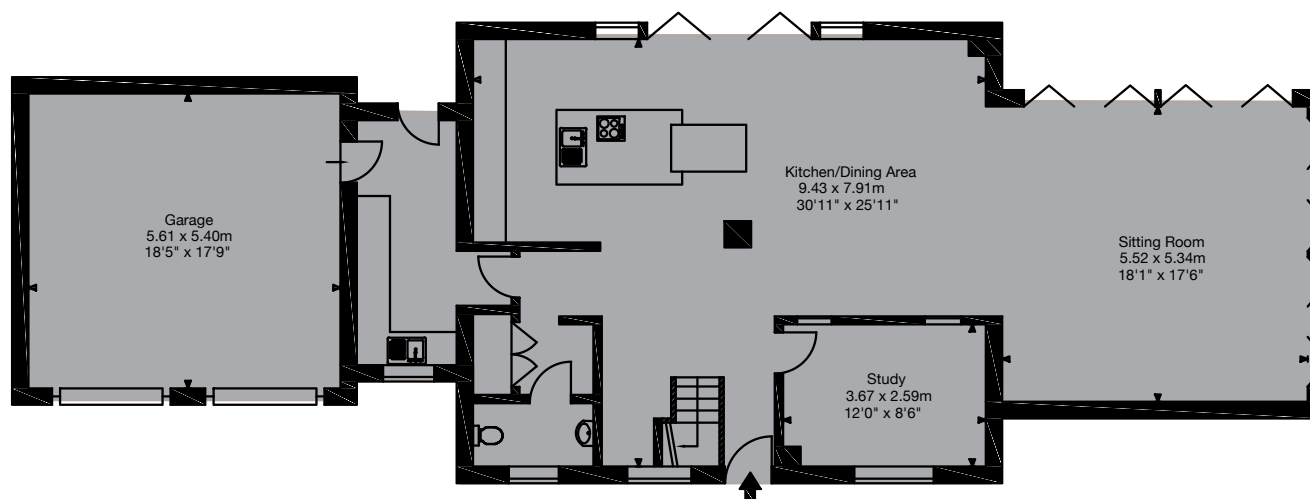


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Approx. Gross Internal Area  
3030 Sq Ft - 281 Sq M  
(Including Garage)



First Floor



Ground Floor



#### IMPORTANT NOTICE

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