



AN ELEGANT AND SPACIOUS CONTEMPORARY PROPERTY OF IMMENSE QUALITY SITUATED IN  
A PEACEFUL POSITION WITHIN ONE OF SALISBURY'S PREEMINENT RESIDENTIAL LOCATIONS

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LIME HOUSE,  
BOUVERIE AVENUE SOUTH, SALISBURY, WILTSHIRE, SP2 8EA

savills



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Reception hall ♦ drawing room ♦ dining room ♦ kitchen/  
breakfast room ♦ sitting room ♦ utility room ♦ cloakroom

Master bedroom with en suite bath/shower room ♦ two double  
guest bedrooms with Jack 'n Jill en suite shower room  
♦ two further double bedrooms ♦ family bathroom

Double garage ♦ parking ♦ front and rear gardens

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### Description

- ♦ Completed in the year 2000, Lime House is a grand contemporary property, individually designed by a highly regarded local architect to create light and spacious accommodation in excess of 3,000 square feet in a peaceful and private position.
- ♦ The front door opens into an entrance porch and then into a large reception hall which provides access to the principal reception rooms.
- ♦ There is an impressive, triple-aspect drawing room with two sets of French Windows opening into the gardens and an inglenook fireplace with a fitted wood-burning stove.
- ♦ There is a spacious dining room with a bay window which is a wonderful space for formal entertaining and a sitting room at the rear of the property which also features French Windows which open on to a terrace in the rear garden.
- ♦ The large kitchen/breakfast room has an extensive range of hand-finished fitted units with a central four-oven AGA with a separate electric oven and gas hob; the work surfaces are polished granite and there is plenty of space for an informal dining area. A connecting door leads into a useful utility room.
- ♦ On the first floor, the landing leads to a bright and airy master bedroom which benefits from a range of fitted cupboards and an en-suite bath/shower room. There are two double guest bedrooms with fitted wardrobes which share a Jack 'n Jill shower room, two further double bedrooms with fitted wardrobes and a family bath/shower room.

### Outside

The property occupies a generous corner plot within Bouverie Avenue South and is approached through a five bar gate which leads on to a gravel drive and parking area in front of the double garage. The main formal garden lies to the rear of the property and is enclosed by mature hornbeam hedging and mature trees and shrubs. The majority of the garden is laid to lawn with some paved, terraced areas ideal for alfresco



entertaining.

#### Situation

Lime House is located within Bouverie Avenue South in Harnham, a highly regarded and sought after residential location on the fringe of the city of Salisbury and yet within easy walking distance from the Cathedral.

Salisbury benefits from an excellent range of shopping and leisure facilities. Salisbury station offers a direct train service to London Waterloo in 85 minutes. The A303 provides access to the South West and London via the M3. Salisbury is positioned approximately 23 miles from Southampton; Southampton International Airport is approximately 20 miles to the south east and London Heathrow is approximately 70 miles to the east.

There are diverse leisure activities in Salisbury's still-rural environs, including fishing on the River Avon and other nearby chalk streams.

Readily accessible are large, unspoiled areas of countryside, ideal for walking and riding. There is racing at Salisbury and Wincanton and golf at Salisbury, Highpost, South Wilts and Rushmore.

Excellent local schools include Salisbury Cathedral School, Chafyn Grove, Godolphin School and Preparatory School, and Bishop Wordsworth and South Wilts Grammar Schools.

#### Directions

From Salisbury take the A338 ring road south and keep in the central lane. At the traffic lights continue ahead on the A354 and at the next roundabout take the third exit onto Bouverie Avenue. Follow this road round to the left into Bouverie Avenue South and Lime House will be found on the right hand side as the last house on the right hand side before the road turns.

#### Additional Information

**Tenure:** Freehold with vacant possession.

**Services:** Mains electricity, mains gas, water and drainage. Gas fired central heating.

**Broadband:** 350 Mb

**Local Authority:** Wiltshire Council.

**Planning:** The property is not listed.

**Outgoings:** The property is subject to the following council tax - band G.

**Fixtures and fittings:** Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills



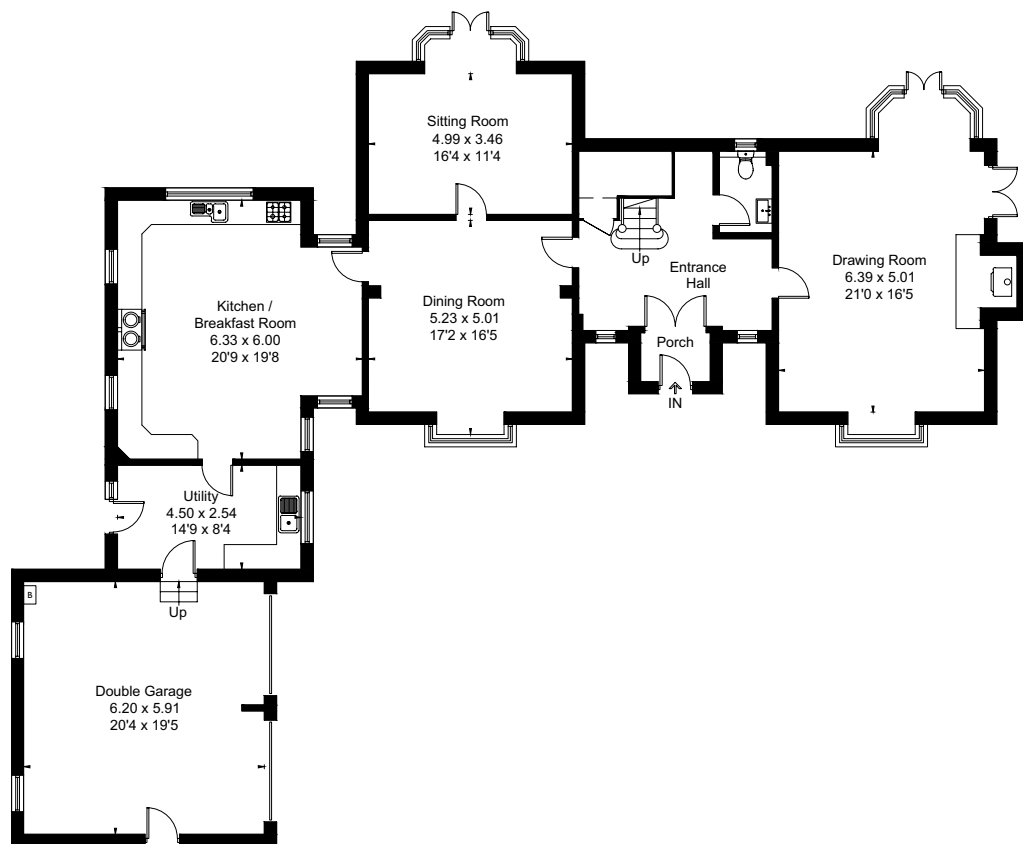
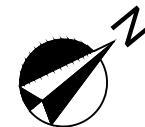


## FLOORPLANS

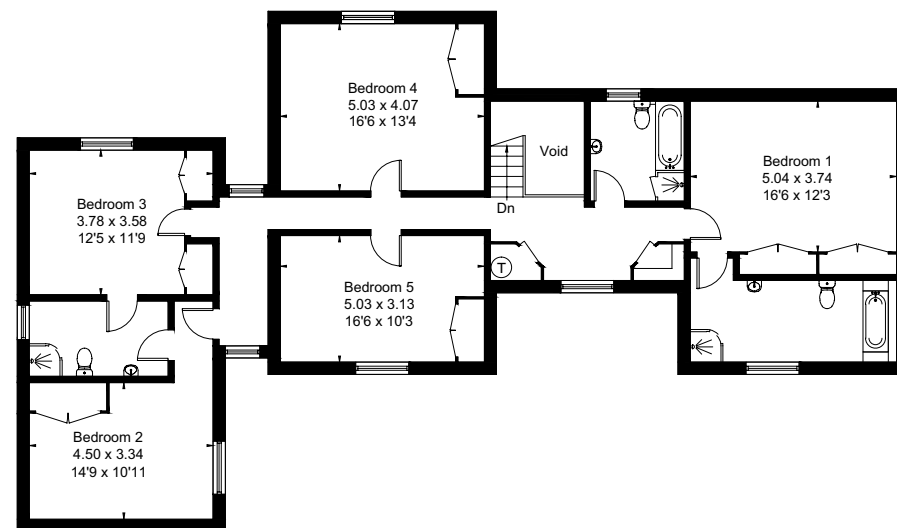
Approximate IPMS2 Floor Area = 288.1 sq m / 3101 sq ft (Excluding Void)

Garage = 36.7 sq m / 395 sq ft

Limited Use Area = 5.1 sq m / 55 sq ft



Ground Floor



First Floor

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