



A three storey Victorian terraced property

4 Manor Road, Salisbury SP1 1JS





**Accommodation:** Three reception rooms • Dining Room • Kitchen/ Garden Room • WC • Utility Room • Principal Bedroom with en Suite Three Further Bedrooms • Family Bathroom and a separate shower room

A three storey Victorian terraced property offering versatile accommodation with scope for enhancement and reconfiguration. Situated in a prime residential area overlooking Salisbury city centre.

### Description

The house retains many period features including sash and bay windows, fireplaces, cornicing, picture rails and staircase. The reception rooms lead off the hallway, an impressive drawing room with a large bay window and tiled fireplace surround. The dining room has a tiled fireplace and window overlooking a small courtyard area which can also be seen from the kitchen and garden room.

The kitchen is an excellent space and features a range of wooden units, it leads to a rear extension which offers further room for entertaining or family time with an electric wood burning stove and plenty of light leading to the garden.

On the first floor, the principle bedroom is generous and is situated to the front of the property with a large bay window an en suite and large cupboard/wardrobe. There is a second large double and at the rear of the first floor a bedroom, shower room and kitchen/utility space that the current owners have previously used as a self-contained unit, however this could offer opportunity for reconfiguration.

On the second floor there are two further double bedrooms and a family bathroom. The rear windows from the first and second floors afford views across, Laverstock downs, countryside and Salisbury City to the cathedral and beyond.







### Situation

Manor Road is ideally located in the Cathedral city of Salisbury, within walking distance from the cathedral, the market square and the excellent range of amenities that the city has to offer. Salisbury and its surrounding area boasts numerous outstanding schools, both state and private, which include Salisbury Cathedral School and Chafyn Grove, as well as Bishop Wordsworth's and South Wilts Grammar Schools and Godolphin Girls School. A good range of shopping and leisure facilities are available nearby including racing, golf, fishing and walking. Salisbury Station offers a direct train service to London Waterloo and the A303 provides access to the south west and to London via the M3.

### Directions

From Savills offices, turn right onto Milford Street. At the traffic lights turn left and as the road bends round to the right into Kelsey Road, and proceed to the top of the hill. Turn left to Manor Road and the property can be found on the right side of the road.

### Viewing

Strictly by appointment with Savills.



4 Manor Road, Salisbury SP1 1JS  
Gross internal area (approx)  
Main House 240 sq m/2,588 sq ft  
Outbuilding 9 sq m/98 sq ft  
Garage 12 sq m/128 sq ft  
Total Area 261 sq m/2,814 sq ft



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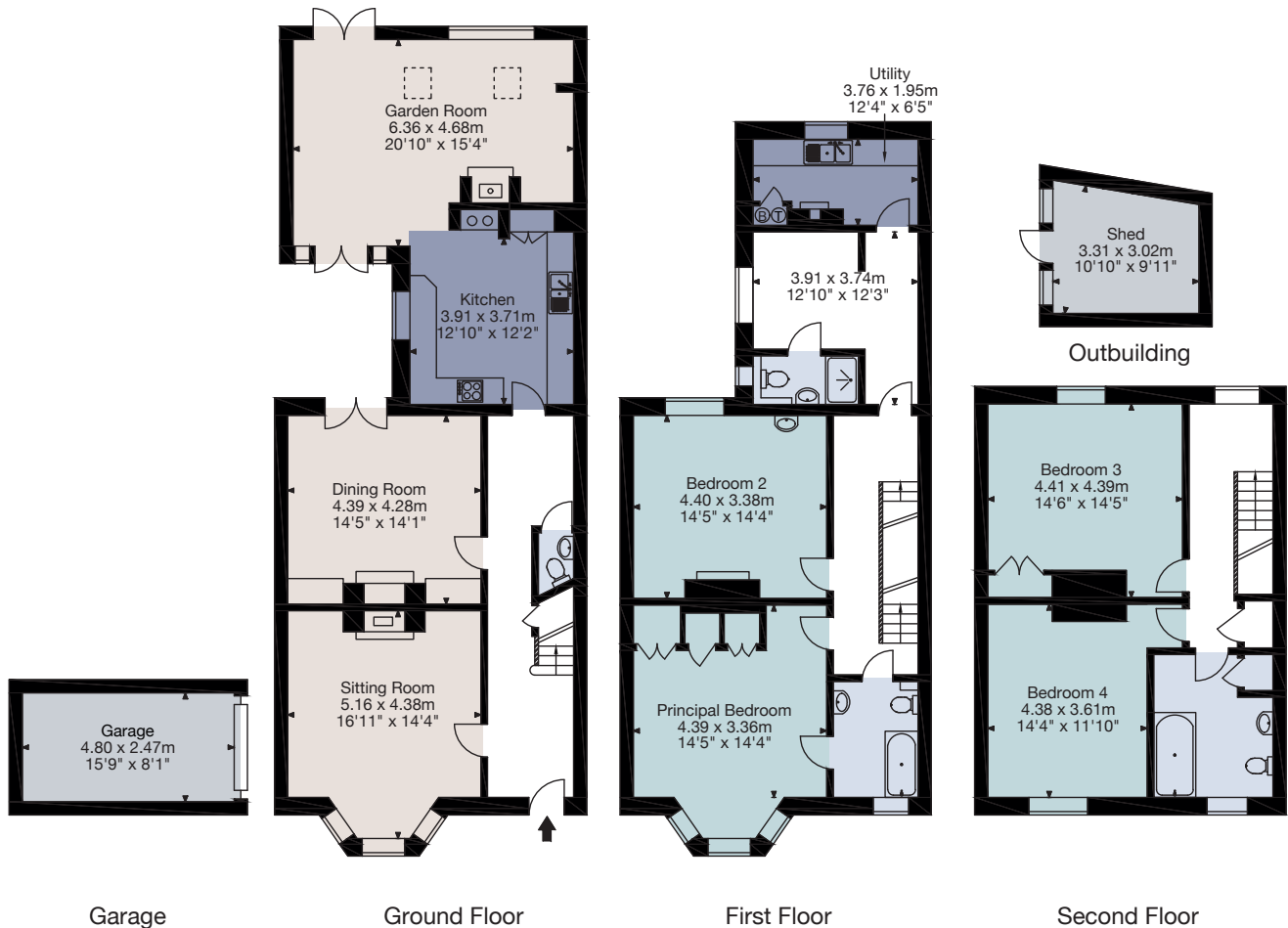
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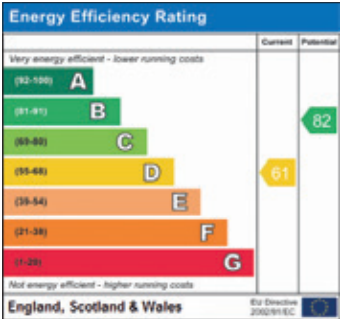
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