



12 NETHERAVON ROAD SP1 GUIDE PRICE £870,000 FREEHOLD

Winkworth

12 NETHERAVON ROAD, SALISBURY, WILTSHIRE, SP1 3BJ

CHAIN FREE - Positioned on one of Salisbury's most desirable private roads, this ideal family home is within a short walk of excellent schooling, the city centre and countryside parks. Spanning over 2700 sq ft this beautifully designed, bright and substantial family home offers versatile accommodation. The home has wonderful extensive gardens with a private outlook within a plot of approx. ¼ acre.

Finished to an incredibly high standard throughout, this 1930's house retains many period features while providing contemporary modern spaces. Ground floor - south facing living room with a large bay window, large high spec kitchen/dining room, another living room (or dining room) to the rear, both have large French doors leading into the garden. Utility room/garage is accessed via the kitchen offering additional flexible space. First floor - four large double bedrooms and two bathrooms. Second floor - two large double bedrooms and a bathroom (one currently arranged as a living room).

GROUND FLOOR:

- Large kitchen/dining room
- Poggenpohl kitchen; corian quartz solid surface worktops; German appliances, Miele, Liebherr, etc.; Miele high performance extractor with external motor
- Utility room/garage accessed from kitchen
- Front living room with bay window and granite fireplace
- Dining room – currently arranged as a second living room
- Downstairs toilet with granite floor tiles
- Oak flooring throughout all principal rooms and hallway

FIRST FLOOR:

- Principal bedroom with ensuite shower
- Large family bathroom; wet-room shower; separate bath
- Three further double bedrooms
- Bedrooms - bamboo flooring; Bathrooms porcelain floor tiles with underfloor heating.



SECOND FLOOR:

- Double bedroom with ensuite bathroom
- Double bedroom (currently third living room)

OUTSIDE:

- Rear garden of 175ft (approx.) in length
- Multiple areas including a large garden cabin
- Front garden, lawn, patio area, established shrubs
- Wisteria to front façade, spectacular in spring
- Off street parking, grass verge also included

SERVICES

- Mains gas, electricity, drainage and water
- Fast internet connection – currently approx. 200Mbps
- Council Tax Band F
- EPC Band C

ENERGY/SAFETY

- New 2023 boiler and smart home controls (Nest)
- Double glazing through-out
- New Nest smoke alarms on all floors
- Integrated alarm system



LOCATION

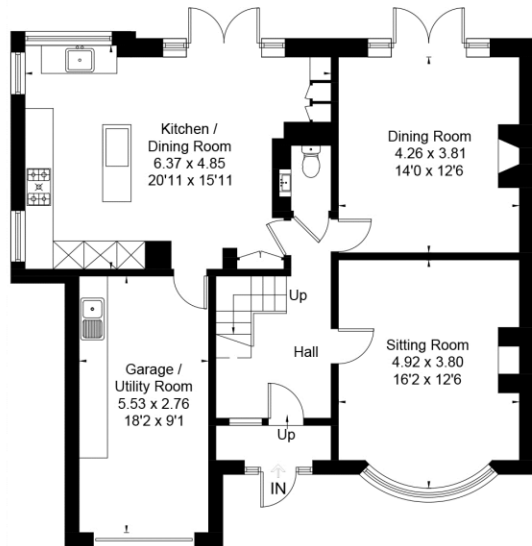
Salisbury boasts a well-thought-of Playhouse and twice-weekly charter market, with an abundance of restaurants, shopping, and leisure facilities. There are numerous primary and secondary schools, both private and state, including boys' and girls' grammar schools; the closest to Netheravon Road being Leehurst Swan and Chafyn Grove Independent Schools.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

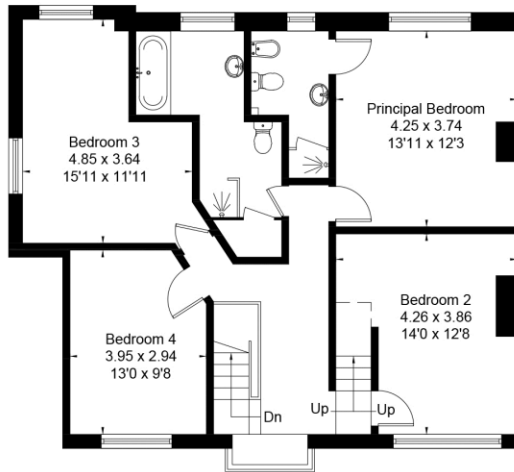


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

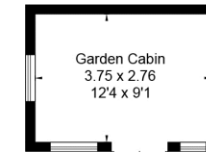
Approximate Floor Area = 244.1 sq m / 2627 sq ft (Including Garage / Eaves)
 Outbuilding = 10.3 sq m / 111 sq ft
 Total = 254.4 sq m / 2738 sq ft



Ground Floor

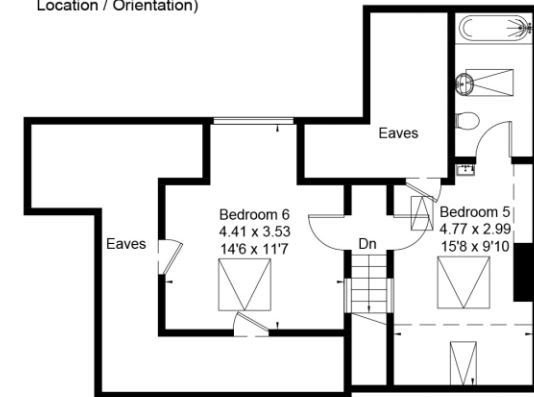


First Floor



= Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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