

5 Fisherton Island



5, Fisherton Island, SP2

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A spacious home with great potential to enlarge, in a unique situation within an easy walk of the city centre and yet backing onto and with exceptional views of the river and water meadows.

- Idyllic Location
- Overlooking Water Meadows
- Easy walk to City Centre
- Landscaped Garden
- Large Conservatory
- Workshop and Sun Room
- Four Bedrooms
- Two Reception Rooms
- Double Garage and Parking
- No Chain

£995,000





About The Property

A very rare opportunity to purchase a spacious family home in a wonderful location close to the city centre and yet with fabulous views overlooking river and water meadows. It is set in a private road of similar homes with river to front and rear, with all the main rooms facing south with the views. Offered in good order throughout with terrific further potential for further additions. There is no chain.

A glazed entrance porch leads to the hallway with two built in cupboards and stairs to the first floor with cloakroom off. The double aspect sitting room has a bay window to the front elevation and double doors with glazed side panels leading to the conservatory which is glazed to all sides and has double doors to the garden. Also off the hall is a dining room with a large window to rear to take advantage of the views. From here a door leads into the kitchen which has a good range of worksurfaces, base and wall mounted drawers and cupboards, stainless steel sink with mixer tap, 4 ring gas hob with extractor hood over, double oven, dishwasher, fridge and freezer. The Sun room has a door to the garden and workshop together with a polycarbonate roof giving plenty of light. The workshop has a door from the front garden, range of shelving, a wall mounted Potterton gas fired boiler for heating and hot water and a door to the double garage which has a sink unit with cupboards above and below together with space and plumbing for a washing machine.

On the first floor the master bedroom faces south

overlooking the meadows and has an ensuite shower room. A dressing room to this has been created from bedroom 4 and has an extensive range of built in wardrobes. There are two further double bedrooms and a family bathroom.

Outside there is a tarmac driveway offering ample parking to the front of the double garage. Double timber gates to the side of the house offer good access to the rear garden which has been well landscaped to include extensive paving and pebble sitting areas, lawn, flower beds and shrubs. The river runs at the rear with a wired guardrail running the full width of the garden. Outside lighting and water tap. On the other side of the road the riverbank is also part of the property.

The location is quite exceptional, being within a short level walk to the city centre, mainline railway station and Elizabeth Gardens. Very rarely do properties come to the market, in such a quiet location and with these beautiful and extensive views.



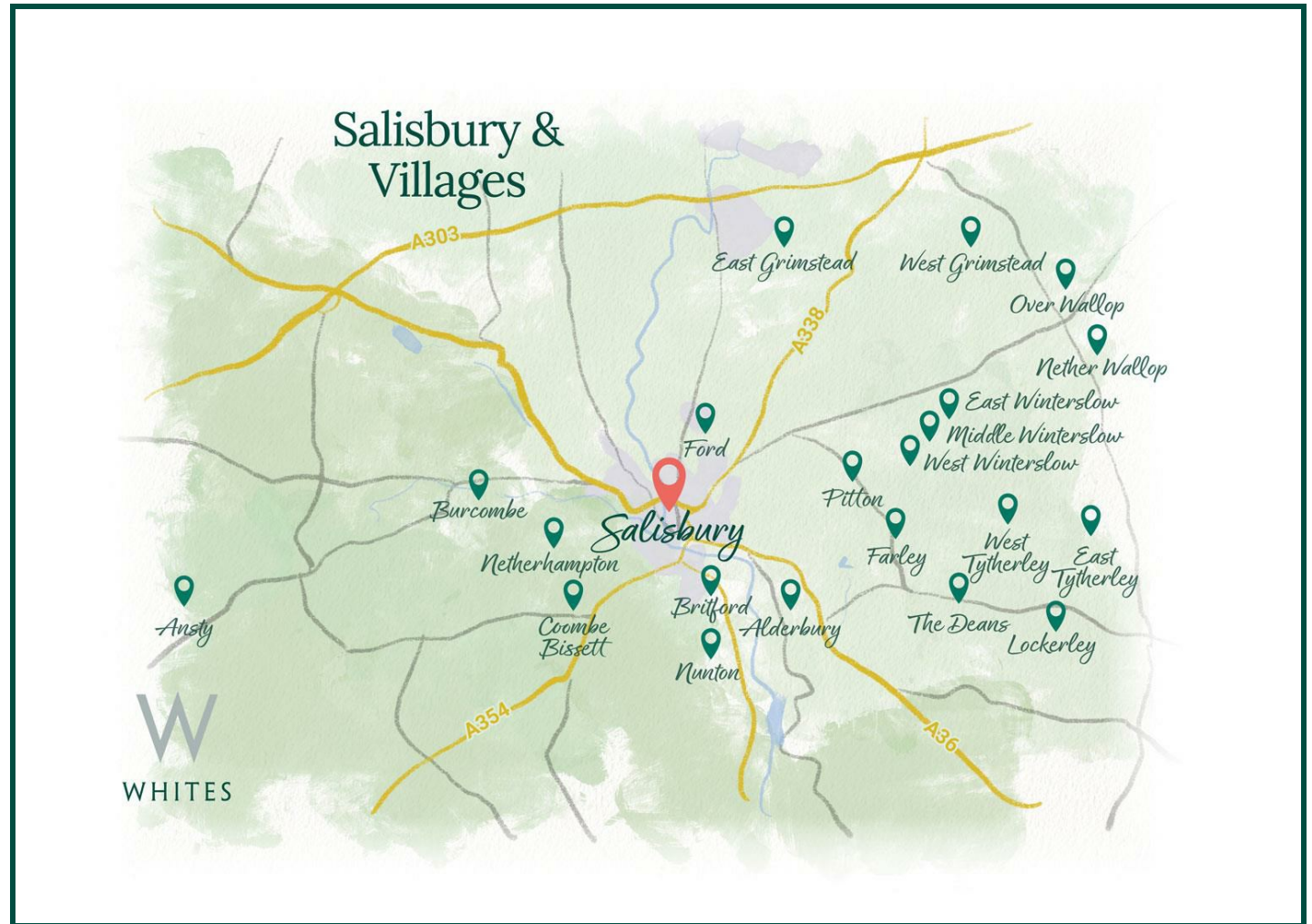


Location

Wiltshire's only city blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a buzzing market square, Salisbury is packed with character and community. Just 90 minutes by train to London and well connected by road, it's ideal for commuters and countryside lovers alike.

The city is full of independent shops, great restaurants, cafés and pubs – from historic favourites like The Haunch of Venison to contemporary spots like The Cosy Club and Anokaa. There are excellent schools, including two outstanding grammar schools and several top-rated independents, plus a sixth form college and strong state provision.

Salisbury's green spaces include Cathedral Close, Hamham Water Meadows and Queen Elizabeth Gardens, while weekly markets, festivals and a thriving arts scene bring the city to life year-round. With ultrafast fibre broadband, a strong community and countryside on the doorstep, it's easy to see why Salisbury regularly ranks among the UK's best places to live.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 4 mins
Bath: 1 hr 7 mins
London: 2 hr 17 mins



Local school: 18 mins
Local public house: 10 mins
Local amenities: 15 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: G - £4407.27 (2025/2026)

Tenure:

Freehold

Floor Area:

 2239.00 sq ft

Services:

All mains services connected.

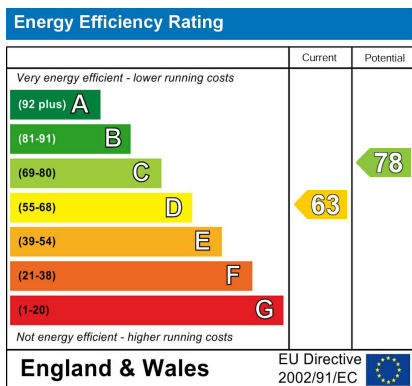
Heating:

Gas fired central heating.

Directions:

From our offices proceed north, turning left at the roundabout onto the ring road. At the next roundabout take the first left into Fisherton Street. Proceed under the railway bridge and turn right at the roundabout into South Western Road. At the next roundabout turn left into Mill Road, continue straight over the next roundabout and at the next roundabout turn right into Fisherton Island.

EPC:



What3Words:

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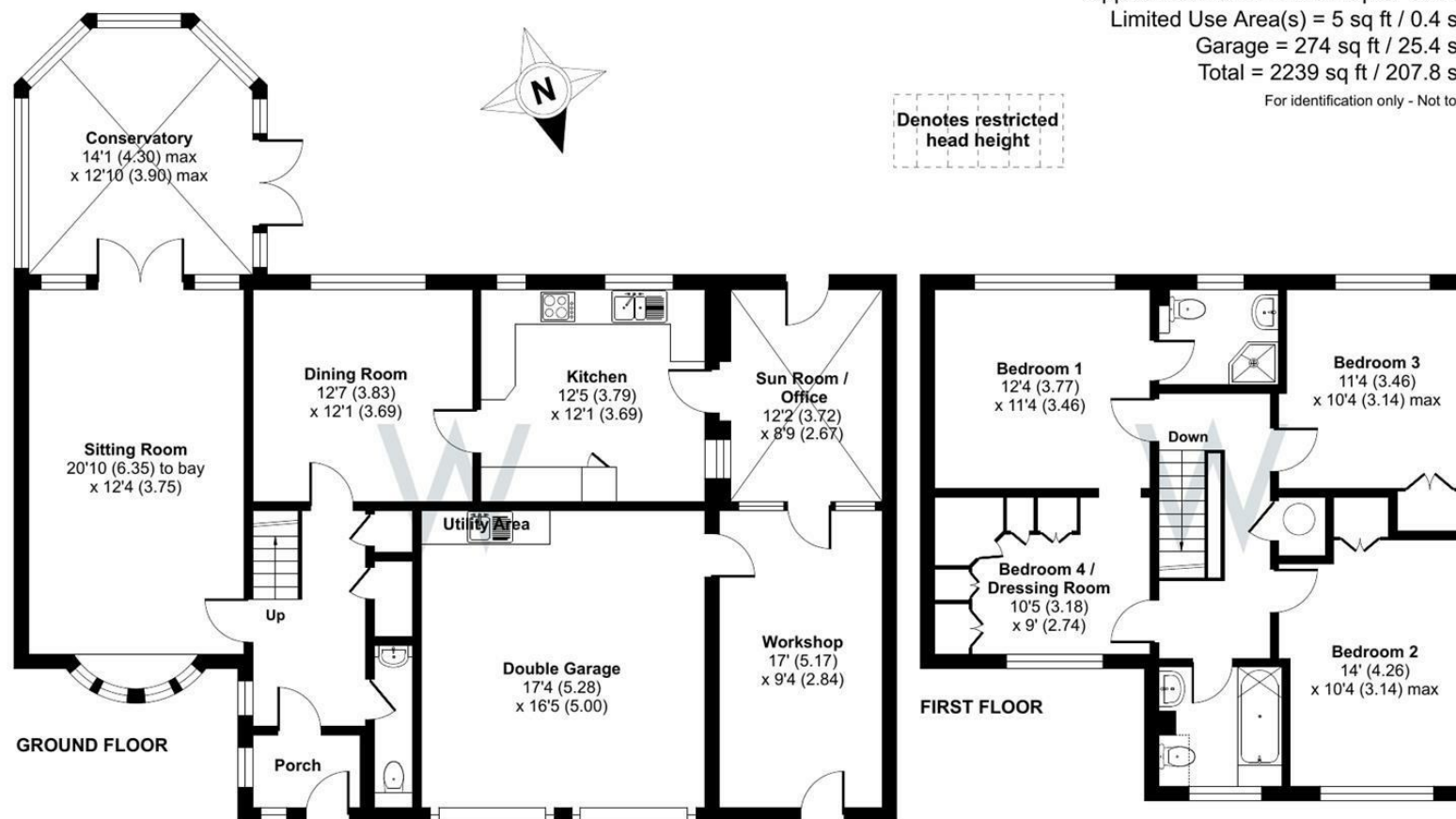
Approximate Area = 1960 sq ft / 182 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 2239 sq ft / 207.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1361051

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