



107 Bouverie Avenue South, Harnham, Salisbury, Wiltshire, SP2

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OIEO £1,150,000 Freehold

## **A rare opportunity to purchase a character family home in approaching 3/4s of an acre, in probably the best road in Salisbury, with exceptional potential to create a fabulous family home.**

### **Directions**

From the city proceed south along Exeter Street, over the roundabout into Newbridge Road. Proceed through the traffic lights onto the Coombe Road and at the mini-roundabout turn right into Bouverie Avenue. At the top the road bears left into Bouverie Avenue South where the property will be seen on the left hand side.

### **Description**

A character house, unique in Salisbury, set in a rare plot extending to approaching 3/4's of an acre together with ample parking and distant views and with original character features throughout. There is terrific potential for a substantial addition as well as garaging, to create a stunning family home, also an easy annexe conversion for multi family living. Gas central heating is by radiators and there are double glazed windows throughout. Bouverie Avenue South is probably the most sought after road in Salisbury with its wide, tree-lined avenue, large houses and gardens, within walking distance of the train station, city and surrounding countryside.

### **House Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Stairs to first floor with cupboard beneath, floorboards.

#### **Cloakroom**

Low level WC and wash-hand basin, quarry tiled floor.

#### **Kitchen/breakfast room 17'5" x 15'11" max (5.33m x 4.87m max)**

Work surfaces with inset single drainer sink unit and mixer tap over, cupboards and drawers below, wall mounted cupboards. Space and plumbing for dishwasher, electric cooker point. Double doors to garden. Butlers call box. The Everhot 110 range cooker is available by separate negotiation. Floor hatch leading to stairs to Cellar 2.95m x 2.92m.

#### **Rear hall**

Door to outside, larder cupboard.

#### **Sitting room 27'1" x 14'7" (8.28m x 4.47m)**

Floor to ceiling windows to rear with double doors to garden. Original tiled fireplace with inset living flame gas fire, exposed floorboards.

#### **Family room 14'11" x 13'10" (4.56m x 4.24m)**

Original brick open fireplace with triangular grate, double cupboard to side with leaded glass doors. Exposed floorboards.

#### **Breakfast room 18'1" x 9'10" (5.53m x 3m)**

Morso wood-burning stove. Door to:

#### **Utility room 19'5" x 9'0" (5.92m x 2.76m)**

Stable door to rear garden and door to front garden.

#### **First floor - landing**

Exposed floorboards. Hatch to loft with folding wooden ladder, part boarded, high pressure water tank.

#### **Bedroom one 19'7" x 11'8" (5.97m x 3.58m)**

Built-in wardrobes, oak strip flooring, access to eaves storage cupboards.

#### **Bathroom 10'6" x 7'5" (3.22m x 2.28m)**

Recently fitted with white suite of panelled bath with mixer attachment, low level WC, wash-hand basin and bidet. Heated towel rail.

#### **Bedroom two 13'10" x 10'9" (4.24m x 3.28m)**

Exposed floorboards.

#### **Bedroom three 12'0" x 9'11" (3.66m x 3.04m)**

Built-in wardrobe and deep storage cupboard housing the Worcester gas boiler for central heating and hot water. Exposed floorboards.

#### **Bedroom four 10'6" x 7'5" (3.22m x 2.28m)**

Deep built-in wardrobe. Exposed floorboards.

#### **Shower room**

Shower cubicle with electric shower and wash-hand basin.

#### **Cloakroom**

Low level WC and wash-hand basin. Exposed floorboards.

#### **Garage/store**

Up and over door, light and power.

#### **Outside**

To the front is a large gravelled parking area, with mature flowerbeds, shrubs and majestic beech trees. Hedging and fencing to all sides. Pedestrian access gates lead to both sides of the property. On the north is a brick built tool shed. The rear garden has a large paved terrace with wide steps leading down to further terrace and lawn, flowerbeds, shrubbery and rockery. Outside the utility room is a decked area with steps down to the lawn. Further wide steps lead to the main lawn which is surrounded by shrub borders with paved paths to side, mature hedging beyond. Beyond the hedge lies a further area of garden with lawn, wild area, vegetable beds and trees. Fenced and hedging to all sides. 2 garden sheds, greenhouse. There are outside power sockets, lighting and hot and cold taps. The plot approaches 3/4s of an acre.

#### **Agents note**

In accordance with Section 29 of the Estate Agent's Act, a personal interest is declared.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'G'.



Total area: approx. 232.9 sq. metres (2507.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>High energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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