

# Brunswick House

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WHITES

## Brunswick House, 101 Bouverie Avenue South, Harnham, SP2 8DZ

A five bedroom detached house with accommodation arranged over three floors. Offered in excellent order throughout with three reception rooms, a garage and parking and a rear garden. No onward chain.

- Modern detached three storey house with garage and parking
- Sitting Room
- Kitchen/dining room
- Five double bedrooms
- Study
- Utility room
- Ensuite to master and two further bath/shower rooms
- Cloakroom
- Rear garden and off road parking
- No chain

£900,000



5



3



3





## About The Property

The property is a modern (built 2010) five double bedroom detached house with well presented accommodation arranged over three floors. The property is situated on Bouverie Avenue South which is an attractive tree lined residential cul de sac which is considered one of Salisburys prime locations.

The well planned layout has good sized and well proportioned rooms. On the ground floor, there is a large entrance hall with stairs leading to the first floor. The sitting room has an attractive exposed brick chimney breast with a woodburner and there are French doors leading out on to the garden which enjoys an easterly aspect. There is a study which has a square bay window to the front and a cloakroom. The kitchen/dining room is a superb entertaining area with French doors again leading out on to the garden. The kitchen area has an excellent range of cream fronted base and wall units with attractive Travertine marble work surfaces. There is an integrated electric oven and grill, a four ring gas hob with an extractor over and space for an American style fridge/freezer. Other features include a corner carousel unit and a breakfast bar area and there is also space for a large table and chairs. The utility room has space for a washing machine and tumble dryer and this accesses the single garage.

On the first floor the main bedroom has both an en suite shower room with two wash hand basins and fully tiled walls and floor. There is a dressing room with fitted open wardrobes and the layout could be easily altered for this to become a further bedroom if

required. There is a bathroom and two further double bedrooms, one of which has a useful walk in storage area. On the second floor there are two further bedrooms served by a further shower room and again both bedrooms have walk in storage areas.

Features of note include Oak flooring throughout most of the ground floor, gas fired central heating which is underfloor on the ground and first floors and via radiators on the second floor with the rooms having individual digital thermostats in each room. There is PVCu double glazing throughout and solar panels for the hot water. There is a driveway providing off road parking for several cars and the rear garden has a raised patio and enjoys an easterly aspect. The property is also offered to the market with no onward chain.

Bouverie Avenue South is situated in the popular Harnham suburb of Salisbury with excellent access to the nearby hospital and all the main roads serving the city. Salisbury city centre lies approximately one mile away and offers an excellent range of shopping and educational amenities.

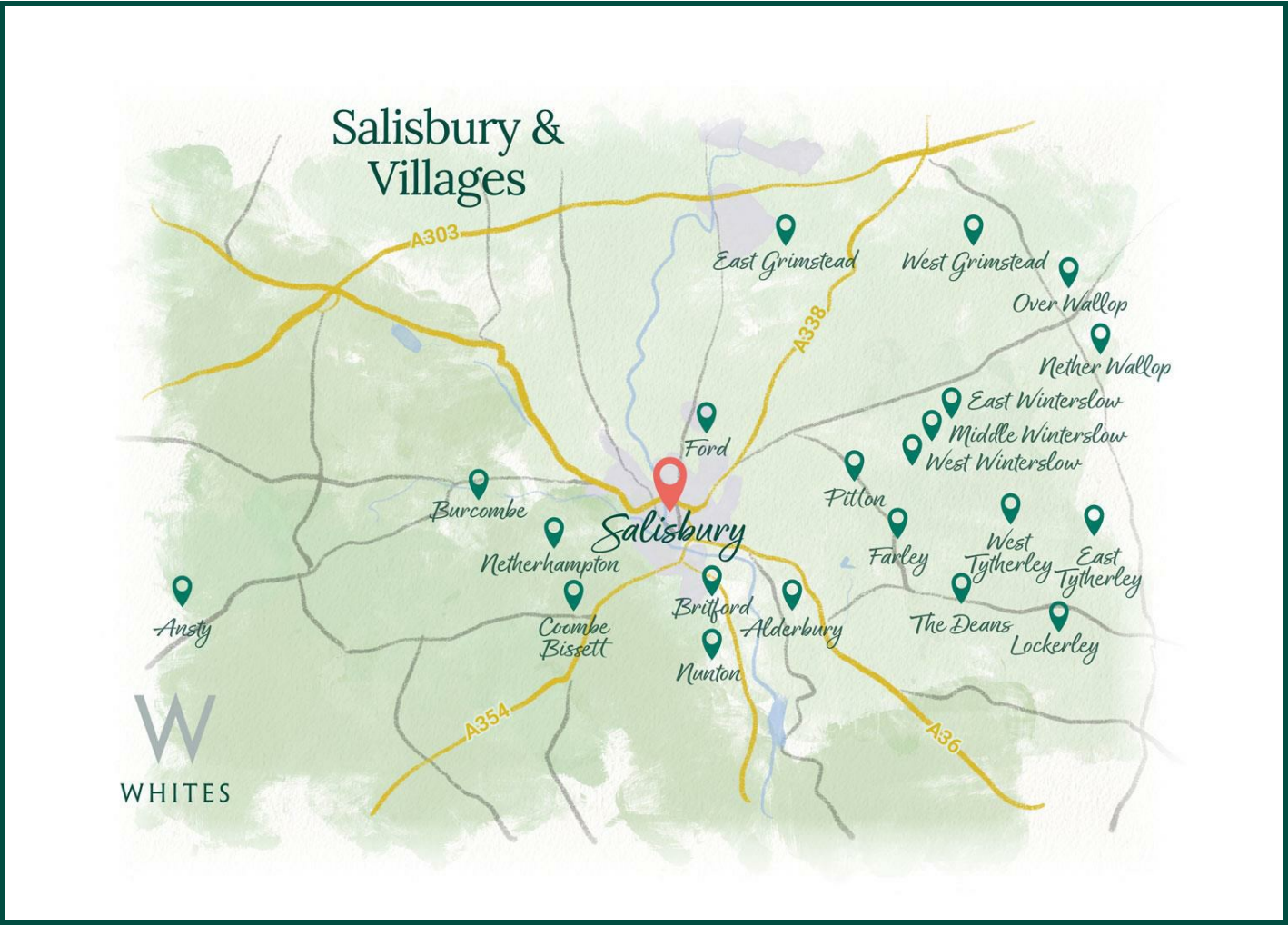




# Location

Harnham, including West and East Harnham, is a sought-after suburb of Salisbury where riverside tranquillity meets active community life. Home to a highly regarded primary school and convenient local shops such as the Harnham Local corner store, the area caters to families and leisure enthusiasts alike. New housing developments in West Harnham sit beside the greens of South Wilts Golf Club, while the Harnham Community Sports & Social Club offers pitches and courts for all ages.

The celebrated Harnham Water Meadows and winding paths lead through the Elizabeth Gardens to the city centre and train station. Historic landmarks —St George’s Church, the Old Mill pub and the Riverside Hotel—overlook the River Avon, and the village hall hosts regular community events. With its blend of characterful riverside scenery, excellent amenities and friendly, village-style spirit, Harnham offers an appealing balance of calm and community.



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



Central Salisbury: 8 mins  
Central Bath: 1 hr 15 mins  
Central London: 2 hr 11 mins



Local school  
Local public house  
Local amenities

## Key Information

### Local Authority:

Wiltshire Council

### Council Tax:

Band: G - £3819.63 (2025/2026)

### Tenure:

Freehold

### Floor Area:



2247.00 sq ft

### Services:

All mains services

### Heating:

Gas central heating

### Directions:

From the city proceed south along Exeter Street and 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 of the road, bear left into Bouverie Avenue South where the property will be seen after a short distance on the left-hand side.

### EPC:

| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) <b>A</b>                          |         |                                                                                                                |
| (81-91) <b>B</b>                            |         |                                                                                                                |
| (69-80) <b>C</b>                            |         |                                                                                                                |
| (55-68) <b>D</b>                            |         |                                                                                                                |
| (39-54) <b>E</b>                            |         |                                                                                                                |
| (21-38) <b>F</b>                            |         |                                                                                                                |
| (1-20) <b>G</b>                             |         |                                                                                                                |
| Not energy efficient - higher running costs |         |                                                                                                                |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC  |

### What3Words:

///proud.heat.goad

# Bouverie Avenue South, Salisbury, SP2

Approximate Area = 2247 sq ft / 208.7 sq m

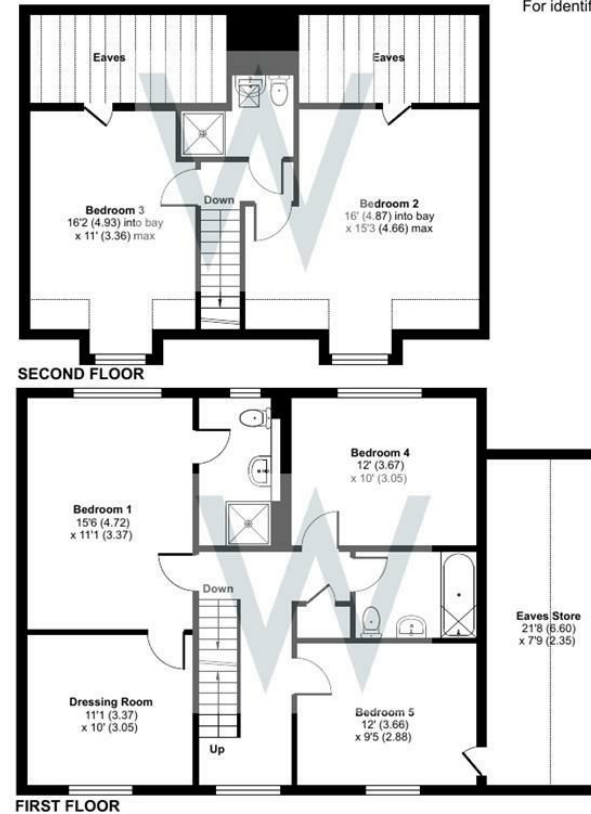
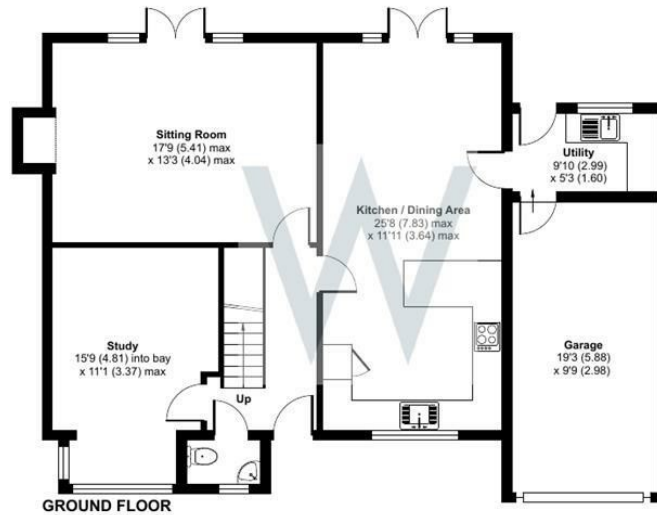
Limited Use Area(s) = 213 sq ft / 19.7 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 2649 sq ft / 245.9 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). © nchecom 2025. Produced for H W White Ltd. REF: 1348952

