

# The Old House, Harnham



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# The Old House, Middle Street, Harnham, SP2 8LW

A wonderful period home, full of character including exposed beams and inglenook fireplace, spacious rooms and good ceiling heights, situated in a sought after location with walking access via the town path to the city centre and train station.

- Character Home
- Full of Period Features
- Walking distance to City
- Local School and Shop
- Three Reception Rooms
- Four Bedrooms
- Cloakroom and Utility
- Double Garage
- Ample Parking
- No Onward Chain

Guide Price £700,000







## About The Property

A wonderful period home, grade II listed, full of character including exposed beams and inglenook fireplace, spacious rooms and good ceiling heights, situated in a sought after location within walking via the town path to the city centre and train station.

An entrance porch leads in to the hallway which has stairs to the first floor and oak flooring. The sitting room has a brick fireplace, oak flooring and door to the family room. This has a lovely outlook over the rear garden with double doors leading out. The dining room has a large inglenook with bressumer beam over and bread oven door, oak flooring and from here a door opens into the study. The kitchen features a vaulted ceiling and storage platform. There is a tiled floor, worktops with base and wall units, appliance space and gas cooker. A door leads to the rear lobby with utility room which houses the gas fired boiler and also the cloakroom.

On the first floor there are two double bedrooms and a family bathroom.

On the second floor are two further double bedrooms and a cloakroom.

The property is approached through a five bar gate leading to a large front garden with lawn, log store, pergola and ample parking. This leads round to the side garden which is a good vegetable area and then continues to the rear garden. There is a double garage

with 2 up and over doors, light and power.

The house is situated in the popular Hamham suburb of Salisbury with excellent access to the nearby hospital and all the main roads serving the city. Salisbury city centre with all it's facilities and the train station (Waterloo 1 hour 40 minutes) can be accessed on foot via the town path. There is also a local shop and excellent primary school.







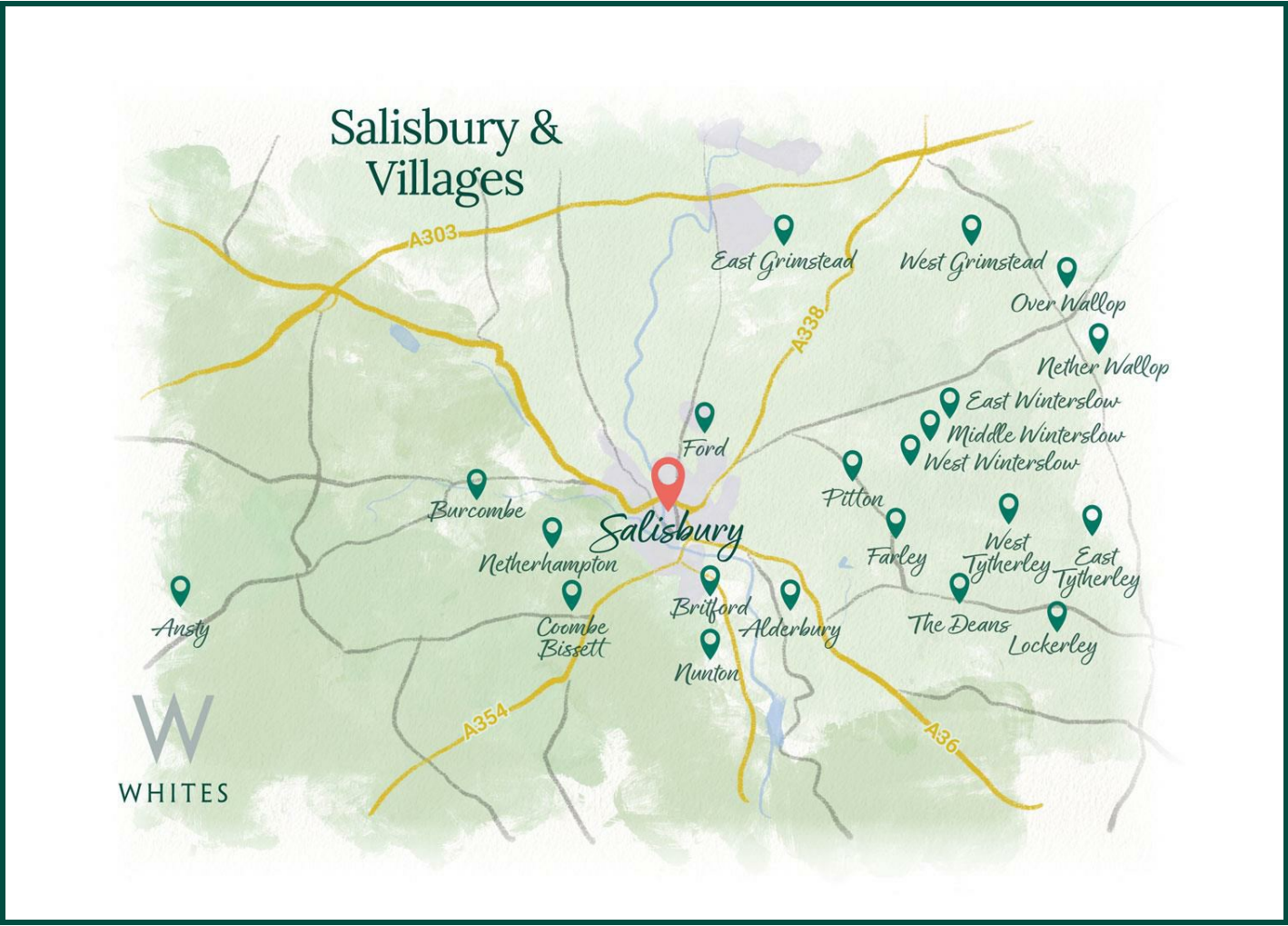
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# Location

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 Hamham 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



Salisbury: 12 mins  
Bath: 1 hr 14 mins  
London: 2 hr 40 mins



Local school: 13 mins  
Local public house: 6 mins  
Local amenities: 5 mins

## Key Information

### Local Authority:

Wiltshire Council

### Council Tax:

Band: F - £3819.63 (2025/2026)

### Tenure:

Freehold

### Floor Area:



1754.00 sq ft

### Services:

All mains services are connected.

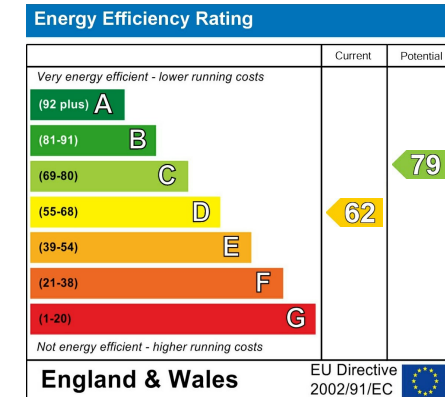
### Heating:

Gas central heating with radiators.

### Directions:

From Salisbury proceed south along Exeter Street and over the roundabout into Newbridge Road. At the traffic lights turn right onto the Harnham Road. After the next set of traffic lights turn right into Lower Road. This continues into Middle Street where the property will be seen on the left hand side.

### EPC:



### What3Words:

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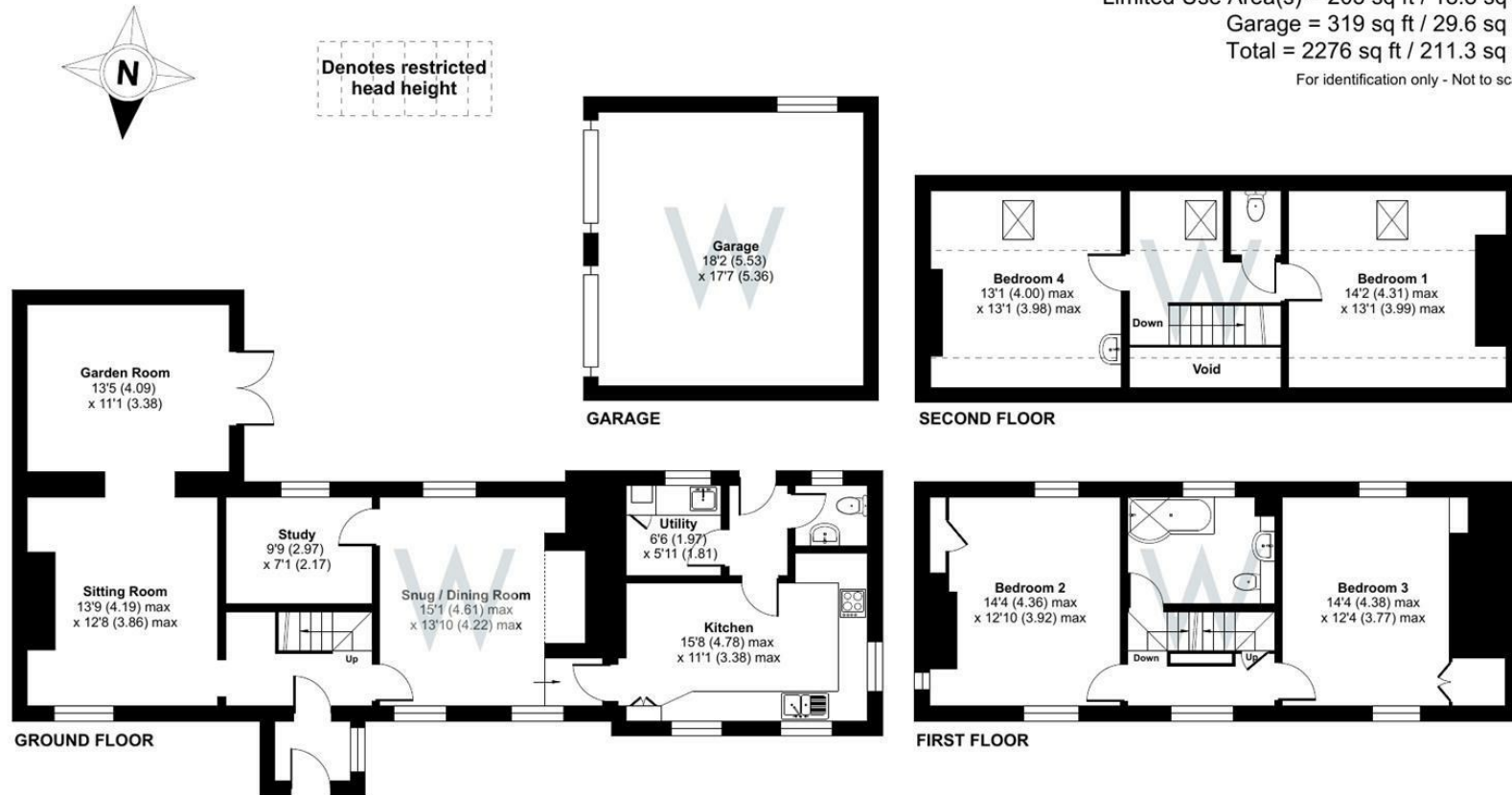
Approximate Area = 1754 sq ft / 162.9 sq m (excludes void)

Limited Use Area(s) = 203 sq ft / 18.8 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 2276 sq ft / 211.3 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). © nrichcom 2026. Produced for H W White Ltd. REF: 1408264

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