



7 Watersmeet Road, Salisbury, Wiltshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

7 Watersmeet Road, Salisbury, Wiltshire SP2 8JH

A significant and substantial Georgian style family home situated in an exclusive Salisbury riverside setting with unrivalled views of the Cathedral.

Salisbury city centre 0.8 miles, Salisbury mainline station 1.7 miles (from 85 minutes to London Waterloo), M27 (Jct 2) 15.8 miles, Southampton Airport 21 miles

Reception hall | Drawing area | Sitting room
Family room | Kitchen/breakfast room | Utility
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 3 en suite
Family bathroom | Basement annexe with sitting/games room, bedroom 6, kitchen & shower room | 2 Garages and double carport
Garden office | Wonderful gardens down to the River Avon | EPC rating C

The property

This spectacular family house was built circa 2011 and was designed to take full advantage of both the wonderful riverside location and the stunning views across the water meadows and to Salisbury Cathedral.

The bright and spacious accommodation is set over 3 floors and offers great flexibility given the layout of the basement, in particular.

On entering the house, one is greeted by a central double facing log burner set within the reception hall area. A wonderful open-plan layout lies beyond, which encompasses a stunning drawing room area and modern kitchen/breakfast area with an attractive ceiling lantern skylight overhead and French doors opening onto the sun terrace. Double doors lead from the drawing area into a separate triple aspect sitting room, which features an open fireplace. A further reception room lies off the

inner hallway, which is the perfect family room or home office, if required. There are elegant modern fittings throughout including tiled and wooden flooring, a magnificent floating staircase and a sleek contemporary fitted kitchen with integrated appliances and a central island with a built-in breakfast bar.

The fabulous basement area offers several uses and is currently set up as a lovely sitting room. When the house was built, the basement was designed specifically as a self-contained annexe.

The vaulted stairwell, with a glass sided floating staircase rises to the first floor. There is a double height window which one's eye is immediately drawn to as its through this window, one really is blown away by the incredible views over the gardens, river and to the Cathedral spire. Four of the five well-presented double bedrooms are en suite including the principal bedroom, which has its own private balcony, a luxury en suite bathroom and extensive hand-crafted built-in wardrobes. The first floor also features a large luxury family bathroom.

Location

The property is situated in an incredibly convenient and sought-after location, less than a mile from the city centre and famous cathedral. There is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants. The area boasts several outstanding primary schools, plus the renowned Bishop Wordsworth's and South Wilts grammar schools, for boys and girls respectively. Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes. The M27 (junction 2) is 16 miles away.



Outside

The house is set at the head of a private no-through road, thus there are no passing cars from neighbouring houses. A five bar gate opens onto an extensive gravel driveway, with turning circle, and leads to an oak framed quadruple garage block incorporating two open bays and two secure garages. The front garden is carefully planted with a lovely mix of specimen trees, flower beds and mature hedge rows, all set around a lawned area that extends to the side and rear of the house. It is also important to mention that this house, and only this house, has a separate private footpath that leads from behind the garaging down through the neighbouring hotel, and through to the city centre. On reaching the rear gardens, it quickly becomes apparent why the house occupies one of the very best positions within the city. Sweeping lawns run down to the river's edge and features a delightful, wooded decking area, perfect to sit and relax at almost any time of the year. The gardens are flanked by some rather impressive mature trees, which provide tremendous privacy and seclusion.

'Party' terrace

For those who love to entertain, the property boasts one of the finest al fresco sunken terraces one could possibly imagine. The stone terrace with its oak wood finish is the perfect space to enjoy the summer months, in particular. There is a hot tub (available by separate negotiation) set to one side and steps lead up and out to the gardens. From the house, the sunken terrace can be accessed via double doors from the Sitting/games room. Once down at the water's edge, there is a small jetty that provides easy access to the river, just perfect for those who love to paddle board or take a rowing boat down river.

Home office

For those needing a separate workspace from the house, set to the side of the rear garden is a purpose built home office cabin, which has been hard wired to the internet and is heated for those winter months.



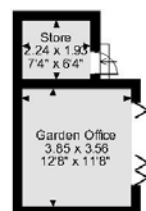
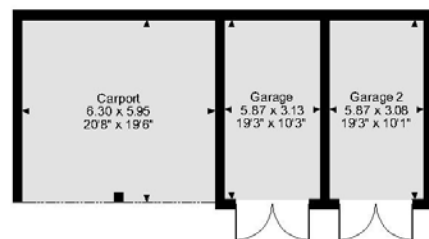




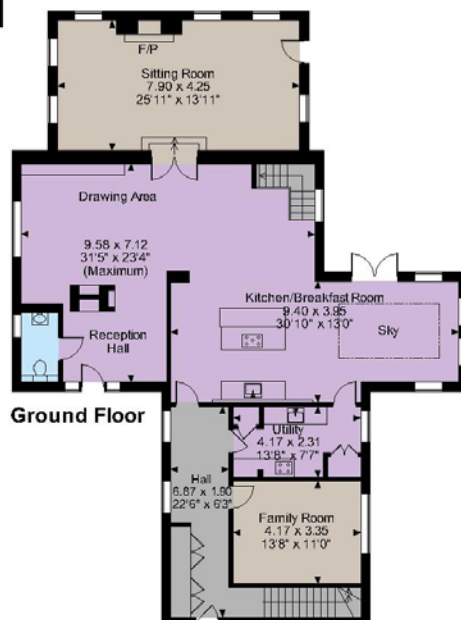




Watersmeet Road, Salisbury
Main House internal area 3,962 sq ft (368 sq m)
Garages & Carport internal area 834 sq ft (77 sq m)
Outbuildings internal area 327 sq ft (30 sq m)
Balcony external area = 110 sq ft (10 sq m)
Total internal area 5,123 sq ft (476 sq m)



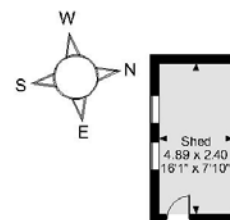
Basement



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Directions

With Strutt & Parker's Salisbury office on the right, head along Milford Street and turn left onto Brown Street. Turn right onto St. Ann Street and then left onto Exeter Street. Take the second exit at the Exeter Street Roundabout onto New Bridge Road. At the Harnham Junction, keep right and turn onto New Harnham Road, then turn right onto Watersmeet Road. Continue round to the right and you will find the property at the very end of the private lane.
Alternatively, if using What3words – faces.tube.toast

General

Local Authority: Wiltshire Council
Services: Mains electricity, gas, water and drainage. Underfloor heating throughout
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,550,000
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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Over 50 offices across England and Scotland, including Prime Central London

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