



Richmond House | Queensberry Road | Salisbury | Wiltshire | SP1 3PJ

WOOLLEY
& WALLIS

Guide Price £825,000

A particularly spacious 1930's detached family home on a large quarter of an acre plot in an elevated position with superb views.

The Property

Richmond House is a 1930's 6 bedroom detached family property of approximately 2,500 sq ft in a quiet and elevated area north of the city. The property benefits from superb views to the west and despite being so close to the city, has a particular feel of being private accessed up a sloped tarmac drive. The property boasts spacious accommodation on both ground and first floors and although has been well maintained, would benefit from cosmetic modernisation. The property comprises a large entrance porch with ample space for coats and boots and door leading to an inner hall with stairs to the first floor and storage below. There is a large sitting room with brick fireplace and bay window, a further snug/office with bay window and built-in bookshelves. There is a further family room which in turn leads on to the dining room creating one large room with doors leading to the garden and in turn leading on to the kitchen. The kitchen/breakfast room has a good selection of built-in units, integrated oven and microwave, electric hob, dishwasher and sink. There is a gas fired Aga and ample space for a breakfast table. On the first floor there are 6 bedrooms, bedrooms 1-4 are all large doubles, bedrooms 1 and 2 have particularly lovely outlooks over Salisbury, whilst bedrooms 5 and 6 are singles, both with built-in wardrobe space. There is a bathroom with bath and shower over, wash hand basin, separate cloakroom and a further shower room. Every aspect of the accommodation is spacious and would ideally suit a large family or due to the number of rooms someone working from home or multi-generational living. The property has double glazing and has gas fired central heating. Externally the property has a quarter acre plot with good off road parking, double garage, a number of external seating areas including patio, a large lawn and an excellent variety of mature shrub and flower borders. In all a wonderful property which should be viewed to appreciate its space and potential. The vendors are suited and have no forward chain.

Situation

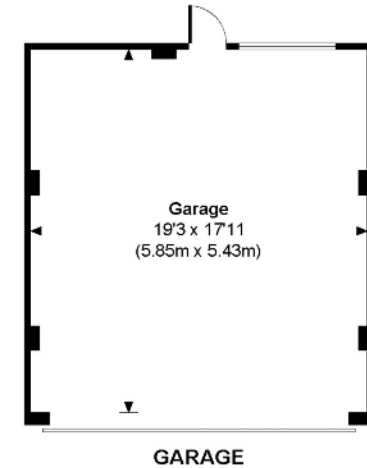
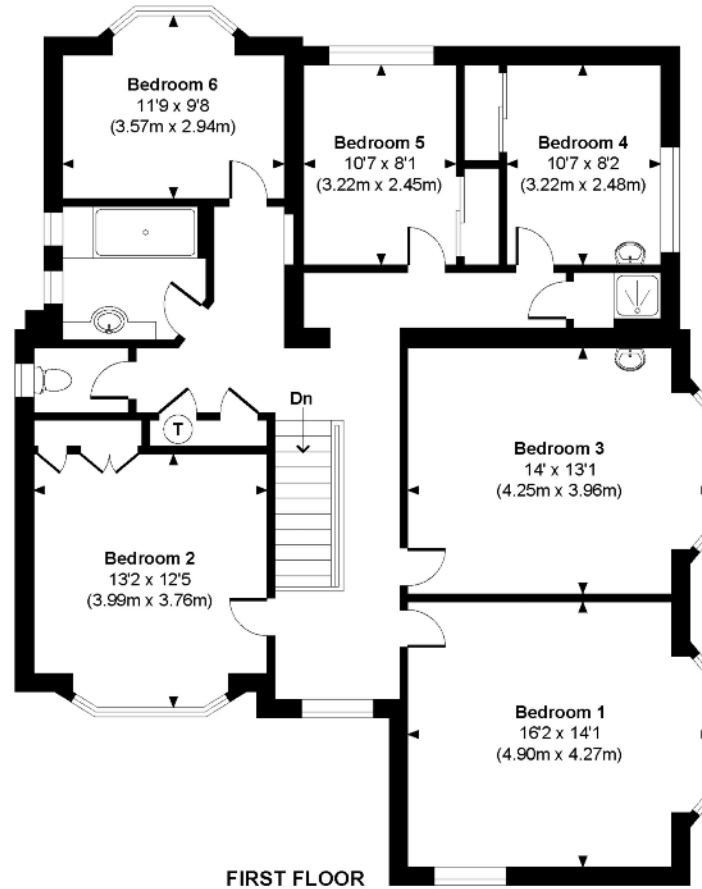
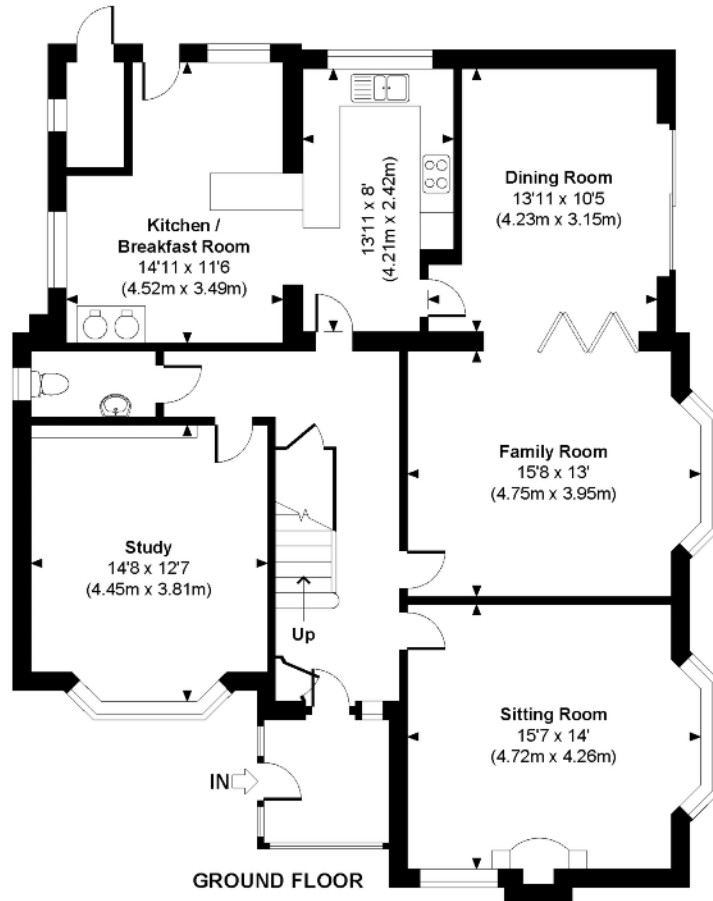
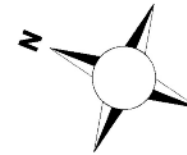
The property is situated off Castle Road which is one of the most well regarded and convenient areas of the City. The City centre is within walking distance and can also be reached by using the regular bus service. There is a convenience store on Castle Road and sports/leisure facilities are nearby. The property is in the catchment area for St Marks Junior School in addition to South Wilts Grammar School and Bishop Wordworths, both within walking distance of the property. Salisbury has an excellent range of educational, recreational, leisure and shopping facilities which combine with a twice weekly market in addition to a mainline railway station with regular services to Waterloo.



Richmond House

Approximate Gross Internal Area
Main House = 2563 Sq Ft / 238.10 Sq M
Garage = 342 Sq Ft / 31.77 Sq M
Total = 2905 Sq Ft / 269.87 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2024.



Outside

Richmond House is accessed up a sloped tarmac drive off Queensberry Road and leads to a large parking area which is immediately in front of the double garage. The garage has an electric up and over door, power and lighting. The property sits relatively central in its quarter of an acre plot and has a large patio area to the front and there are a number of lawned areas, very productive vegetable growing area, flowerbeds and a greenhouse.

Directions

Leave our office on Castle Street and proceed over the roundabout onto Castle Road. Go straight on at the traffic lights and after 100 yards turn right onto Queensberry Road. Proceed to the end of Queensberry Road and on the right hand side there is a drive leading up to Richmond House.

Services

All mains services are available to the property.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		