



SPIRE VIEW, 84 ST. ANN STREET

SALISBURY, WILTSHIRE

EVANS & PARTRIDGE











SPIRE VIEW, 84 ST. ANN STREET, SALISBURY, WILTSHIRE, SP1 2DX

A MOST IMPRESSIVE LINK DETACHED PERIOD TOWN HOUSE WITH SPACIOUS, ELEGANT, COMPLETELY MODERNISED ACCOMMODATION ARRANGED OVER FOUR LEVELS WITH A LARGE WALLED GARDEN, GATED OFF-ROAD PARKING AND A NEW OUTBUILDING WITH GYM AND ENDLESS INDOOR EXERCISE POOL

**TOTAL INTERNAL AREA 3,504 SQFT / 325.5 SQM
DRAWING ROOM, FORMAL DINING ROOM, KITCHEN / BREAKFAST ROOM
BASEMENT WITH HALL, UTILITY AREA AND CELLAR
PRINCIPAL BEDROOM WITH LUXURY EN SUITE. FOUR FURTHER BEDROOMS (THREE WITH LUXURY EN SUITES)
NEW CEDAR CLAD OUTBUILDING, IDEAL FOR USE AS A GYM
GATED PARKING AREA TO FRONT FOR A NUMBER OF VEHICLES**

OFFERS INVITED AROUND: £1,395,000 Freehold

DESCRIPTION

A link detached Grade II* Listed house that has been professionally renovated, extended and completely modernised to a high standard combining luxury modern living with sympathetically restored character and period features. The beautifully presented and well-proportioned accommodation is arranged over four floors, a basement with work room, utility area and a wine cellar/store. On the ground floor there is a stunning drawing room, formal panelled dining room and a modern contemporary kitchen/breakfast room. On the first floor the large principal bedroom has a fireplace and feature free standing corner bath and an en suite shower room and further large guest bedroom with en suite. On the top floor there are two further large luxury en suite bedrooms and a fifth bedroom or ideal study. The walled garden is attractively landscaped and there is the considerable benefit of gated off-road parking for a number of cars as well as an excellent new outbuilding fully insulated with a part submerged endless swimming pool and gym area.

LOCATION

The property is situated in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordsworth School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

ACCOMMODATION

Porch	Covered. Overhead LED light. Stone steps to gate. Panelled door with high level glazing into:
Entrance Hall	Coir mat flooring. Dado rail. Lantern. Coat hooks. Panelled door into:
Kitchen / Breakfast Room	Modern serpentine quartz and oak topped island/peninsula with gas hobs. Double sink with mixer tap and a range of curved cupboards beneath. Extractor and pendant light points above breakfast bar areas. Handleless German kitchen. Integrated Barazza oven and grill. Larder carousels and under counter dishwasher. Two oven Aga with traditional double hob. Space and plumbing to side for American style fridge freezer. Limestone flooring throughout. Plant cupboard housing gas fired boiler and pressurised hot water cylinder. Sash window with curved window seat to side aspect. Two further windows to the side aspect. Glazed door to rear terrace and garden. Two lantern lights. Limestone staircase descends to basement. Oak faced open tread staircase with concealed LED lights to first floor. Panelled doors to drawing room, formal dining room and cloakroom.

Cloakroom	Automatic light. White suite comprising basin with cupboard beneath. Low level WC. Concealed cistern. Pine low level panelling. LED down lighters. Fuse box cupboard.
Drawing Room	(Beautifully proportioned elegant classic reception room) Two fine sash windows overlooking the rear garden. Detailed cornice and elaborate decorative ceiling frieze. Oak floor boards. Wide dado rail. Deep skirting boards and decorative architrave. Open marble fronted fireplace with carved mantelpiece.
Formal dining room	Exposed oak floorboards. Panelling to all walls. Detailed ceiling coving. Open brick fireplace with carved mantelpiece. Limestone hearth. Two sash windows to front aspect. Pendant and wall light points.

BASEMENT

Hall	Recess and power point for wine fridge. Doors to cellar and large work room with utility area. Exposed ceiling beam. Two windows to the rear aspect. Meters and fuse boxes.
Utility Area	Horseshoe shaped roll top work surface. Twin sink with mixer tap and drainer. A range of low level cupboards. Recess and plumbing for washing machine and dryer.
Cellar	A large storage room ideal for wine collection.

FIRST FLOOR

Landing	Oak flooring. Dado rail with panelling beneath. Window to side aspect. Oak faced open tread staircase rising to second floor. Doors to:
Principal Bedroom	(A substantial double bedroom extending over the drawing room) Two large sash windows overlooking the landscaped rear garden. Open brick fireplace housing log burning stove. Marble hearth and carved mantelpiece. Two pendant light points with roses. Picture and dado rails. Contemporary free standing bath on raised tiled plinth with central mixer tap and handheld shower attachment. Sliding frosted glass door conceals luxury en suite. Wide basin with mixer tap, drawer beneath, electric mirror above. WC. Frameless glass screen and large walk-in shower with overhead and handheld attachments. Beautifully tiled. LED down lighters. Extractor fan.
Bedroom Suite Two	(Substantial double bedroom) Two sash windows to front aspect. Decorative panelling to walls. Detailed ceiling cornice. Attractive open fireplace with marble surround and carved mantelpiece. LED down lighters. Frosted glass door into:
Luxury En Suite Bathroom	White suite comprising wide wash hand basin. Double cupboard beneath. Mixer tap and electric mirror above. Panelled bath with central mixer tap/handheld shower attachment. WC. Walk-in glass/tiled shower enclosure with overhead and handheld attachments. Window to front aspect. Beautifully tiled. Detailed coving. LED down lighters. Extractor fan.

SECOND FLOOR

Landing	(Split level) Window to gable end. Two central lanterns. Doors to:
Bedroom Suite Three	(Substantial double bedroom) Two sash windows to front aspect. Loft access. LED down lighters. Coving. Dado railing with panelling beneath. Alcove for cupboard. Frosted glass door into:

Luxury En Suite	White suite comprising basin with mixer tap, drawers beneath, metro tiled splashback, electric mirror above. WC. Walk-in glass/metro tiled shower enclosure. Overhead and handheld attachments. Tiled floor and skirting. LED down lighters. Extractor fan.
Bedroom Suite Four	(Large double bedroom) Attractive cast iron fireplace with marble mantelpiece and slate hearth. Two sash windows to the rear aspect overlooking the main garden. LED down lighters. Dado rail with panelling beneath. Frosted glass door into:
Luxury shower room	Shaped basin with curved cupboard beneath. Tiled splashback. Electric mirror above. WC. Walk-in shower with overhead and handheld attachments. Beautiful tiling. Towel radiator. LED down lighters. Extractor fan.
Bedroom Five / Study	Window to front aspect. Dado rail with panelling beneath. LED down lighters. Coving.
<u>OUTSIDE</u>	
Front	Small frontage surrounding the front door, enclosed by iron railings and yew hedging.
Rear Garden	Generous sandstone terraced area with surrounding shrub borders, screened to either side by walls. Gate to outside. Clay tile covered log store and bin storage. Large gently sloping lawn enclosed to either side boundary by brick walls, bay hedging with an interesting array of specimen trees and shrubs. To the rear boundary there is a new cedar clad outbuilding, well insulated and ideal for a gym also containing partially submerged endless exercise pool. Gated block paved parking area to front for a number of vehicles.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP1 2DX
Council Tax Band	G - Wiltshire

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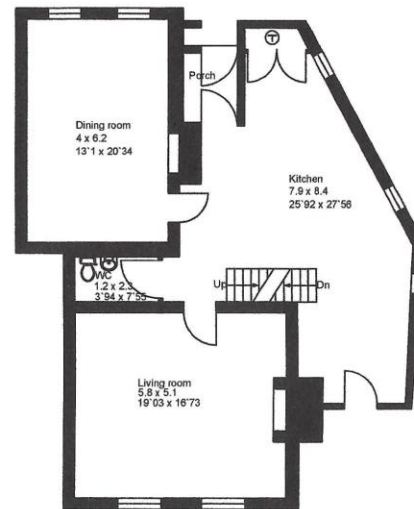
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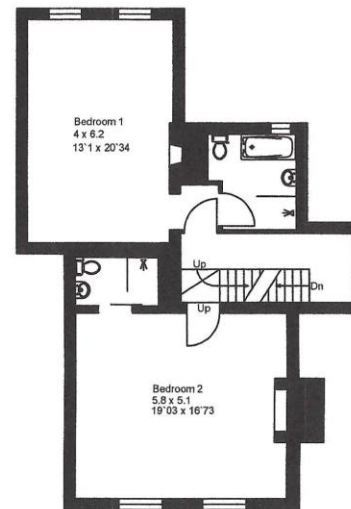
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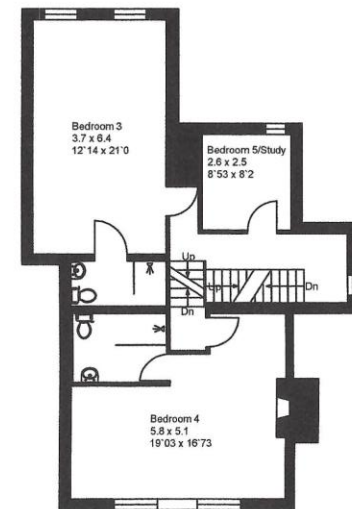
Lower Ground Floor



Ground floor



First floor



Second floor

