



Lywood Close, Salisbury  
Wiltshire, SP2



*Beyond your expectations*



# Glorious family home situated in highly sought after Harnham

Hamptons International

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Five bedrooms | Three bedrooms with en-suite | Large kitchen/dining/family room | Sitting room | Drawing room | Office | Utility room | Cloakroom | Gardens | Double garage | In a desirable gated development

## Guide Price £750,000 Freehold

### Description

1 Lywood Close is an exceedingly stylish and individual family house, built only four years ago to a very high specification situated within this private gated development in ever popular Harnham.

This outstanding, contemporary property is situated on the favoured side of the development with private rear gardens and is immaculately presented and maintained throughout. It has excellent levels of insulation and separate air extraction on both floors, resulting in an extremely environmentally efficient house. All the fixtures and fittings are contemporary in style and of the highest standard.

The ground floor accommodation promotes a light and airy ambience and flows very well. The heart of the house is the stunning open plan kitchen/dining/family room which has two sets of bifolding doors out onto the rear terrace. Through to the utility room there is access to the versatile additional drawing room, perfectly suited for a large play room, home business or self contained annexe. The spacious ground floor accommodation is completed by the formal sitting room with open fire, useful study and cloakroom. On the first floor there are four excellent sized bedrooms, two of which have en-suite shower rooms, a glorious master bedroom with en-suite shower room and modern family bathroom all arranged around the lovely galleried landing with stunning picture window boasting a glorious view across to neighbouring farmland.

### Outside

Outside the property boasts ample parking for many vehicles along with the detached double garage. The rear gardens have a high degree of privacy and has been evolved and thoughtfully landscaped by the current vendors into the formal garden you find today. Adjacent to the rear of the living accommodation is the large paved terrace, ideal for al fresco dining and entertaining. Steps then lead to the lawn with plentiful floral and herbaceous raised borders. There is secure access to either side of the home.

### Location

The property is situated in the highly sought after Harnham area, located a short distance from Salisbury city centre. There is also a recognised bus route outside of the development, with access to all of the City's main points. Salisbury City Centre has regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars. The property is within walking distance of these as well as being in a prime position to reach both Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School and Preparatory School. Salisbury train station offers direct links to London Waterloo in 83 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	89
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Lywood Close, Salisbury

Approximate Gross Internal Area = 258.7 sq m / 2784 sq ft  
Garage = 42.8 sq m / 460 sq ft  
Total = 301.5 sq m / 3245 sq ft



Illustration for identification purposes only. Not to scale  
Ref: 161439

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

