



HIGHBANK, 299A CASTLE ROAD, SALISBURY, WILTSHIRE, SP1 3SB

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



HIGHBANK, 299A CASTLE ROAD, SALISBURY, WILTSHIRE, SP1 3SB
PRICE GUIDE £585,000

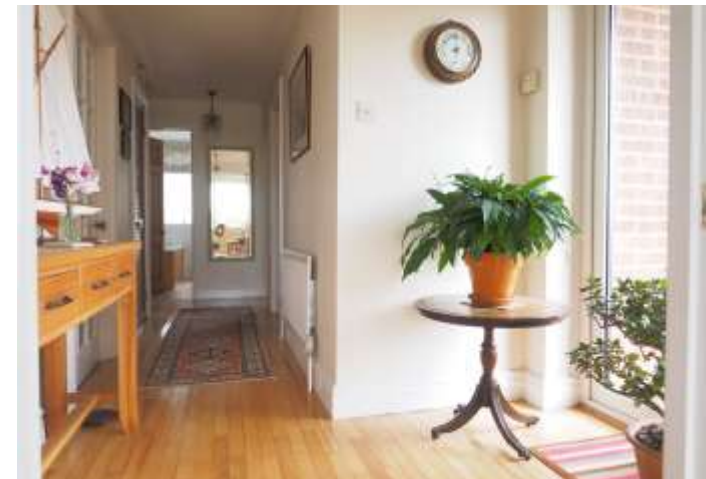
Highbank, in its original form, was constructed in 1981 as a four bedroom detached bungalow which, with a later addition in 1986, has resulted in five bedrooms, four reception rooms and four bathrooms. The property is extremely well presented and enjoys a superb elevated position on the outskirts of Salisbury city with far reaching views extending across to Old Sarum and Hudson's Field. Centrally heated via a mains gas fired boiler to radiators and double glazed, the accommodation is both versatile in its layout and usage and makes a first class family home; the extension would readily adapt for use as a self-contained annexe (shaded blue on floor plan) and, indeed, was a successful Bed and Breakfast until 2013.



Highbank is located at the top of Castle Road opposite Hudson's Field. The entrance to the property is via an expanse of private block paved drive offering parking for 5 cars, turning and access to a detached, two storey, double garage/workshop with an electric door, power and light, and an integral log store (formerly an original air raid shelter). Above the garage is a large workshop (enviable man-cave) with window, power and light and a private doorway leading from the garden.

The gardens are located front, side and rear although mainly to the rear of the property and laid predominantly to lawn with a large summer house off which is a deck area and veranda. There are also two timber garden sheds and a greenhouse. The front and side gardens are both patio areas, one with a gazebo and a variety of mature shrubs and flower beds. Access to the front of the bungalow is up from the garage and parking area via a stepped path past the workshop and through the garden. The views from the bungalow level are amazing, stretching across Old Sarum, Hudsons Field, Stratford sub Castle and the countryside beyond.

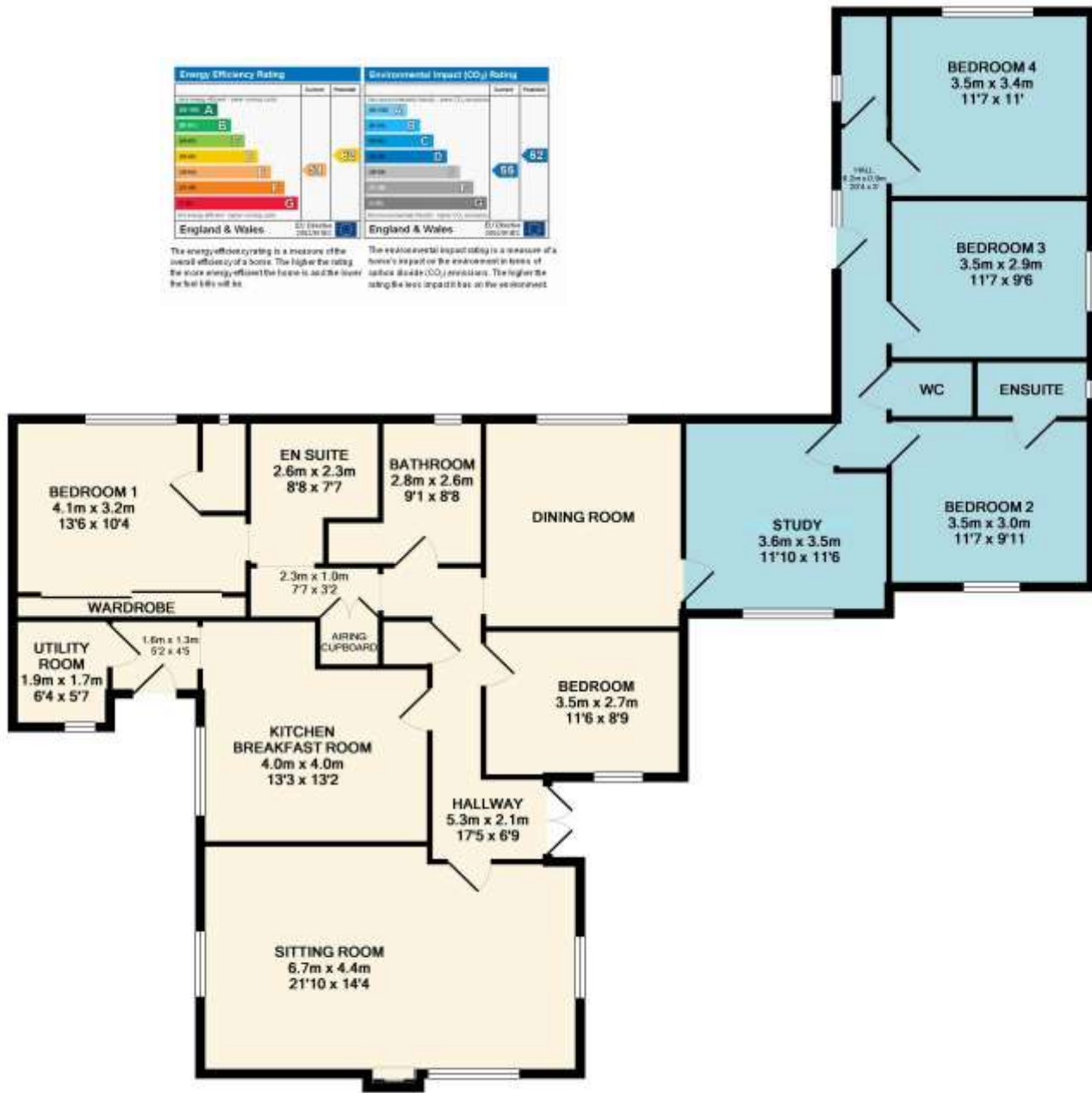
Highbank is situated on the northern side of Salisbury overlooking Hudson's Field and Old Sarum. A general store is conveniently located on Castle Road, close to St Francis' Church; the sports/leisure facilities of Hudson's Field, Victoria Park and the Five Rivers Leisure Centre are all nearby. There is a regular bus service into the historic cathedral city where there are extensive shopping facilities and social amenities and a thriving twice weekly market. The property falls within the general catchment for St Mark's Junior School, South Wilts Girls School and Bishop Wordsworths School and lies within a short distance of the mainline rail station serving London (Waterloo) and the West Country. Salisbury has excellent road links to London (A303) Southampton (A36) and Bournemouth (A338).





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy-efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2017



TENURE AND SERVICES: : Tenure: Freehold. Local Authority: Wiltshire. Heating: Gas central heating. Fully double glazed. Council Tax: Band F - £2,911.46 for year 2020/2021. Services: All main services connected.

DIRECTIONS: Leave Salisbury via the A345 (Castle Road) signposted Amesbury. Proceed to the brow of the hill passing Victoria Park and then Hudson's Field on your left hand side and take the last turning on the right into Old Castle Road. The entrance to the property can be found immediately on the right hand side.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10179b