



CONSTABLE'S VIEW, 14 RADCLIFFE ROAD, SALISBURY, WILTSHIRE, SP2 8EH

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**BAXTERS**  
PROPERTY & LAND AGENTS





**CONSTABLE'S VIEW, 14 RADCLIFFE ROAD, SALISBURY, WILTSHIRE, SP2 8EH**  
**PRICE GUIDE £665,000**

This property with its unique views across Salisbury and its Cathedral, stands on the site that John Constable is purported to have painted his picture "View of Salisbury" (currently displayed in the Louvre). This handsome family house is situated in the much sought-after Harnham area of Salisbury, with the majority of rooms benefiting from the fabulous views.

This fine family home offers spacious accommodation arranged around an impressive and welcoming reception hall which opens through to an open vaulted galleried landing. The large sitting room with feature fireplace is double aspect with access to a sizeable railed veranda which overlooks the garden and has the advantage of the splendid view of the Cathedral and which is also accessible from the adjoining dining room.



There is also a cosy study which benefits from lots of south facing light. The kitchen is generous in proportion and well fitted with a separate utility room.

The first floor galleried landing is light and spacious and overlooks the main entrance in its entirety. The master suite comprises a grand sized bedroom, a large shower room and a private, covered recessed balcony enjoying the same views as the sitting room below; the master suite is large enough to divide and create a completely separate dressing room whilst retaining space enough for a large bedroom. In addition there are three further generous bedrooms, two with fitted cupboards, and a good sized family bathroom.

Constable's View is a home of excellent proportions with immense potential both internally and externally. To the front of the property is a generous garden laid mainly to lawn with a drive and a detached single garage. Access from both sides leads to an interesting garden with the most fabulous backdrop and view extending across the city of Salisbury including the Cathedral and open countryside beyond. Immediately off the rear of the house is an area of level lawn and access to an integral basement room (25ft 9ins x 8ft 5ins max) which could be converted into a garden room/day room/cinema/studio/ workshop/wine cellar. The remainder of the garden is a woodland slope at the bottom of which is a further levelled area.

The property is situated in the popular area of Harnham within walking distance of the historic cathedral city of Salisbury and Salisbury District Hospital (approximately 5 minutes drive). Local facilities include a Marks and Spencer's food shop at the nearby garage on the Downton Road and a Nisa general store a little further on. Harnham Primary school is located in Hollows Close, only a short walk away. Salisbury has extensive shopping facilities, a thriving market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs, (one of which is close by). Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service to London, Waterloo (90 minutes) and the West Country.

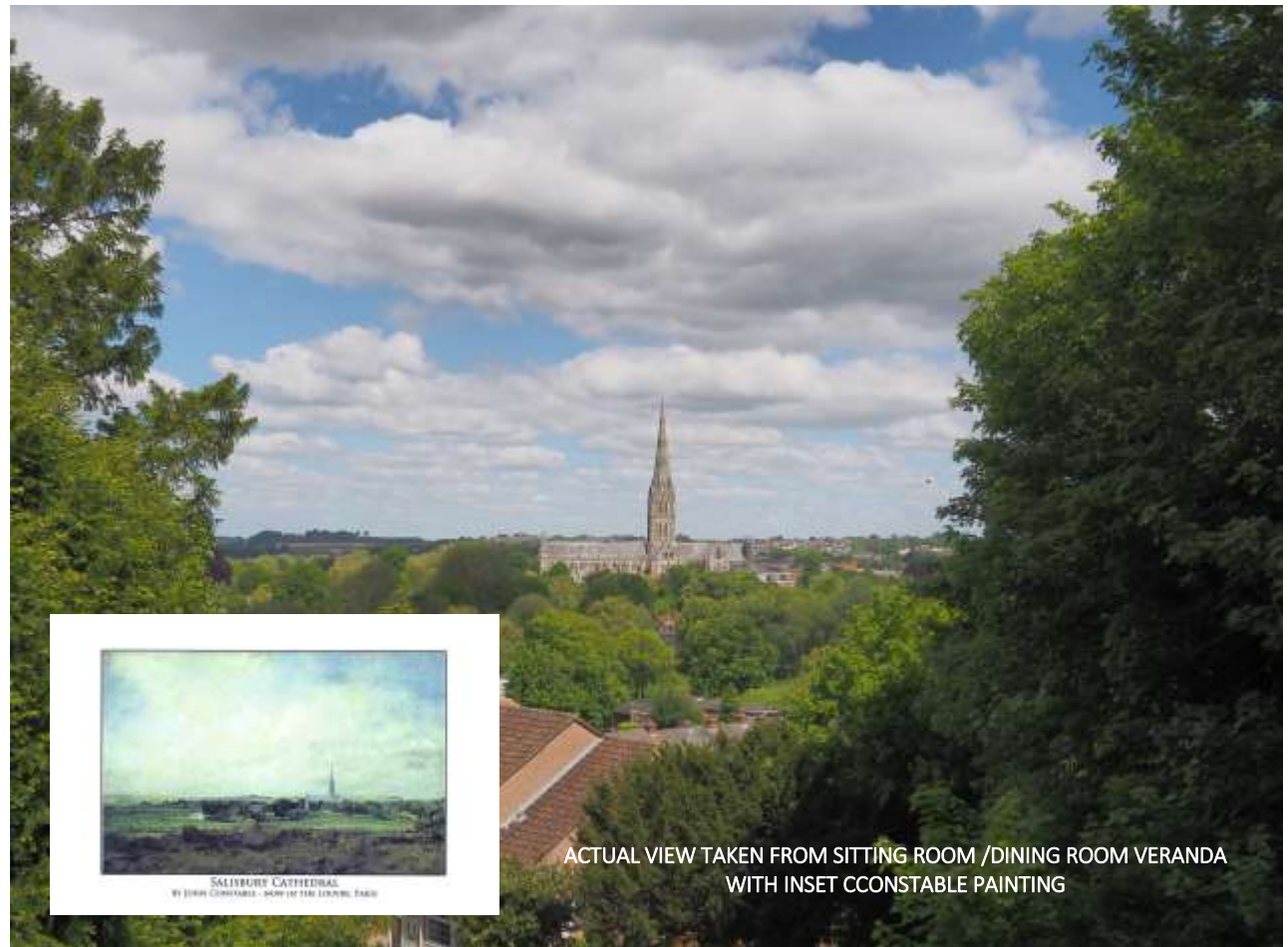






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Approximate Gross Internal Area: 174 sq.m / 1860 sq.ft.



ACTUAL VIEW TAKEN FROM SITTING ROOM / DINING ROOM VERANDA WITH INSET CCONSTABLE PAINTING

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G - £3,359.39 for year 2020/21. All mains services connected. Gas central heating.

**DIRECTIONS:** From central Salisbury proceed along Exeter Street to St Nicholas roundabout and continue in a southerly direction straight across onto the A338 Newbridge Road. Keep in the right hand lane, at the traffic lights stay in the right hand lane and filter to the right exiting onto the New Harnham Road (signposted A3094). Take the first left into Wavell Road and continue up the hill and turn right into Radcliffe Road. Number 14 will be found at the end of the road.

**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.

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| Walls                    | A |         |           |
| Windows                  | B |         |           |
| Floors                   | C |         |           |
| Heating                  | B | 36      |           |
| Hot Water                | E |         |           |
| Lighting                 | F |         |           |
| Walls                    | G |         |           |

England & Wales EU Directive 2002/91/EC