



2 PILGRIMS WAY, LAVERSTOCK, SALISBURY, WILTSHIRE, SP1 1RZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



2 PILGRIMS WAY, LAVERSTOCK, SALISBURY, WILTSHIRE, SP1 1RZ
PRICE GUIDE: £597,500

Located on the very edge of Laverstock facing Laverstock Downs, 2 Pilgrims Way is an exceptional Bloor Homes built detached family home with a mature walled garden, double garage with an impressive first floor studio (368 sq ft internal) and an abundance of parking.

The property is light and airy and offered for sale in extremely good order with about 1715 sq ft of internal space extending to over 2000 sq ft when including the garage room. The feeling of space is evident upon entry to the large reception hall which is overlooked by a first floor gallery landing, the combined sitting/dining room is almost 32 feet in length; the sitting area is triple aspect with an impressive vaulted ceiling, working fireplace and French doors leading to a south west pergola covered terrace.

The kitchen/breakfast room is also generous in proportions and well equipped with extensive floor and wall cabinets and marble work surfaces; the adjoining utility room is fitted with matching units and worktops. There is also a 12'10" x 8'6" study with fitted bespoke glass fronted bookcases and a large square bay window. The first floor is equally impressive with a large galleried landing leading to a principal bedroom with fitted wardrobes and en suite shower room. There are three further double bedrooms and a good size family bathroom. Central heating is fuelled by a gas fired boiler to radiators and the property is fully double glazed.

To the front of the house is an open plan garden and drive with parking for several cars. Off the drive is a substantial double garage with an internal staircase giving access to a truly impressive double aspect first floor studio with electric heating and a Juliet balcony with French doors and open views across the downs.

The main 'walled' garden is located on two sides of the house and was professionally landscaped during 2012. The garden has been designed with various areas of interest including a fantastic pergola covered with creepers, a productive white grape vine and highly scented honeysuckle. Almost central to the garden is a large oak frame pavilion style gazebo with vaulted cedar shingle roof and an adjacent contemporary water feature. The areas of lawn are bordered by shrubs and a variety of trees including a Norwegian Maple, Umbrella tree and fruit species including a Victoria Plumb, Crabb Apple, Bramley Apple tree and a Worcester Pearmain.

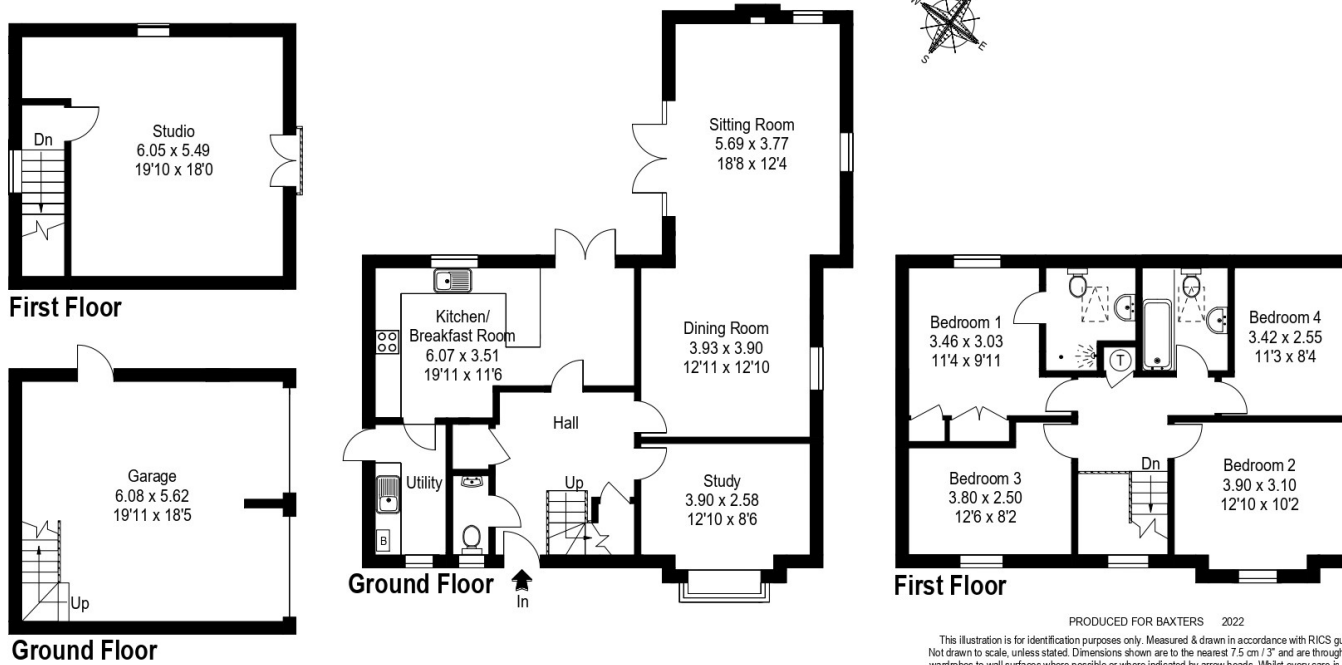
LOCATION: The property is located on the eastern side of the city of Salisbury in the popular suburb of Laverstock close to downland walks and good local facilities including a convenience store and public house. The property is on a regular bus route into the city centre, approximately one and a half miles away. Grammar, private and state schools are easily accessible. The cathedral city has an excellent range of entertainment, cultural and leisure facilities, a thriving, twice weekly market and benefits from a mainline railway station with links to London Waterloo (90 minutes). Laverstock is well placed for easy access to the A30/A303/M3 to London and the West Country and the A36 to Southampton.



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Approximate Gross Internal Area :- 159 sq m / 1715 sq ft

Studio Approximate Gross Internal Area :- 34 sq m / 368 sq ft



PRODUCED FOR BAXTERS 2022
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F - £3,085.97 for year 2023/2024. All mains services connected. Gas central heating. Fully double glazed.

DIRECTIONS: Leave Salisbury via Milford Street heading under the dual carriageway and up Milford Hill. At the top of the hill at the mini roundabout immediately beside Godolphin School bear left into Laverstock Road and proceed down the hill continuing straight over the mini roundabout and under the railway bridge signposted Laverstock. Take the fourth turn on the right into The Avenue, proceed to the top and bears sharp left into Duck Lane. After approximately 200 yards turn right into Down View Road and continue to the top of the hill, turning right into Hill Road. At the T junction turn right and number 2 Pilgrims Way will 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: 10624

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			