



30 ST MARK'S ROAD, SALISBURY, WILTSHIRE SP1 3AZ

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BAXTERS
PROPERTY & LAND AGENTS



PROPERTY ADDRESS: 30 ST MARK'S ROAD, SALISBURY, WILTSHIRE SP1 3AZ
PRICE GUIDE: £925,000

Dating to around 1885, 30 St Mark's Road is a handsome semi-detached late Victorian town house situated within a prime residential address with garaging, private drive and a mature walled garden.

With accommodation arranged over three main floors, this fine family home offers over 3000 sqft of living space with a large welcoming reception hall, two elegant living rooms, large study, a classic period style kitchen with adjoining breakfast room, six double bedrooms, a bathroom and two shower rooms. In addition, there is an excellent cellar and a vast attic which, if required, could be converted to provide further accommodation.



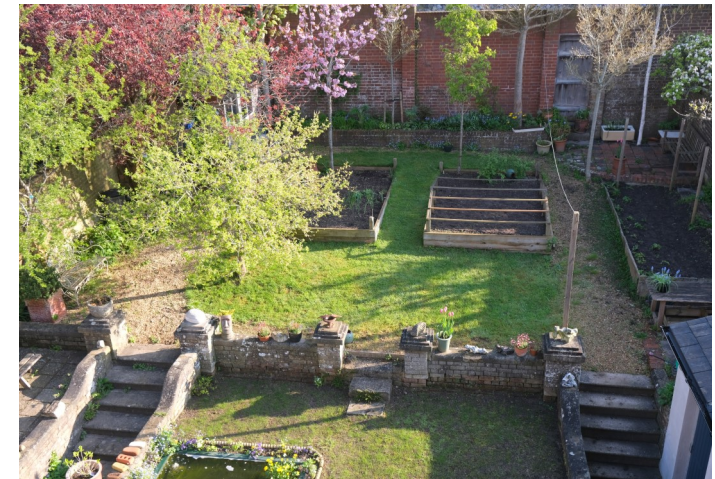
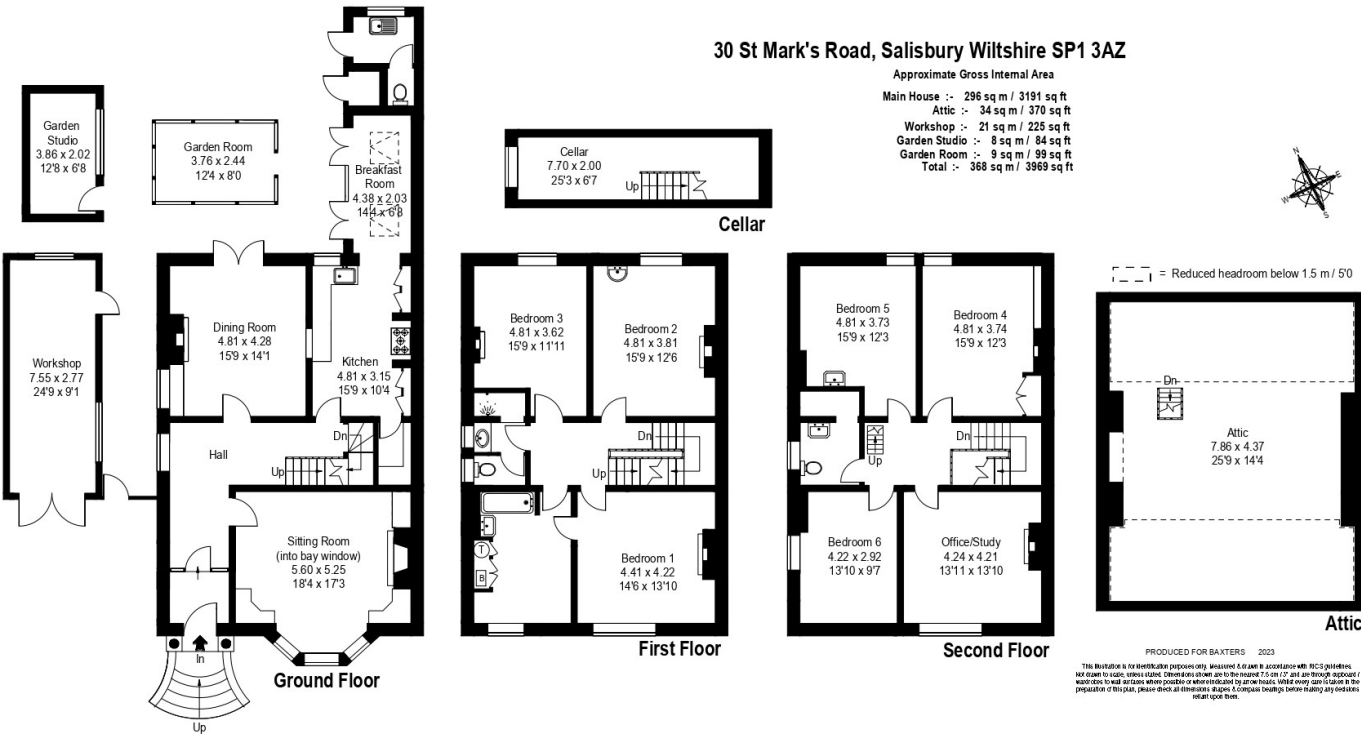
There is a wealth of characterful features including 15 restored box sash windows, stained glass windows, mosaic tiled floors, heavy panelled doors, seven ornate original fireplaces with both the sitting room and dining room still in use and an abundance of period architraves and mouldings.

A real feature of 30 St Mark's Road is the private drive with off road parking for three cars and a detached double length garage with attic storage. There is also a detached studio/office, a garden room and, attached to the rear of the house, a garden store and outside "privy". There is a lovely mature walled garden with lawns, flower beds and a variety of mature shrubs and trees. At the bottom of the garden is a gate giving access to the Churchill Way pedestrian footpath.

LOCATION: St Mark's Road is located within walking distance of 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 the 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 Wordworths School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure 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.

DIRECTIONS: From the city centre proceed along Castle Street and straight over the mini roundabout, take the next right into Wyndham Road. Proceed up the hill, turning right into Queens Road, take the first left into St Mark's Road and the property will be found on the left hand side.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council - Council Tax Band F : £3,460.31 for year 2023/2024 . All mains services connected. Mains Drainage. Gas Central Heating. Secondary Glazing.

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: 10677

