



10 MONXTON CLOSE, SALISBURY SP1 3WY

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **10 MONXTON CLOSE, SALISBURY SP1 3WY**

### **PRICE GUIDE: £600,000**

Pleasantly positioned within a small cul sac on the edge of the hugely popular Hampton Park, 10 Monxton Close is a substantial detached family home of excellent proportions offering approximately 2000sqft of accommodation over three floors. The property is located within the catchment area of the hugely popular Greentrees Primary School which has been rated 'outstanding' by OFSTED.

In its original form, the property was completed in 2001, since when it has undergone a complete makeover and reconfiguration; in 2011 planning consent was granted to raise the roof and add a full second storey extension comprising a principal bedroom with fully fitted dressing room, en suite shower room and a small but useful study area; there is also extensive eaves storage capacity.



Further improvements have included remodelling the ground floor creating a contemporary open plan living space with a recently redesigned and refitted en trend kitchen. There is a comfortable family living room with feature fireplace, a good size playroom and a cloakroom. Arranged off the first floor landing is a guest/2<sup>nd</sup> bedroom with ensuite shower room, three further double bedrooms and a generous family bathroom.

10 Monxton Close is a fine family home offered for sale in exceptional condition with light and airy accommodation which is fully double glazed and centrally heated via a mains gas fired boiler (installed December 2022) to radiators. High quality Amtico flooring has been laid throughout the ground floor with recently fitted carpeting throughout the first floor accommodation, staircases and landing; the second floor has been finished with a light engineered oak.

To the front of the property is a private drive with parking for three/four vehicles and an large integral store, formerly the garage. Access at each side leads through to a good size sunny rear garden with patio/seating area, lawn and shrubs. There is also an EV charging point.

**DIRECTIONS:** Proceed out of Salisbury on the A30, passing Aldi and Parkwood Health and Fitness Centre on the right hand side. At the next roundabout, turn left into Hampton Park along Pearce Way. Follow the road and take the first turn on the left into Hartley Way followed by the first turn on the left into Linford Road. Follow the road around to the right and then turn left into Monxton Close. At the head of the close, turn right and number 10 can be found at the end on the right hand side.

**LOCATION:** Hampton Park is located north 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, 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 to London, Waterloo (90 minutes) and the West Country.

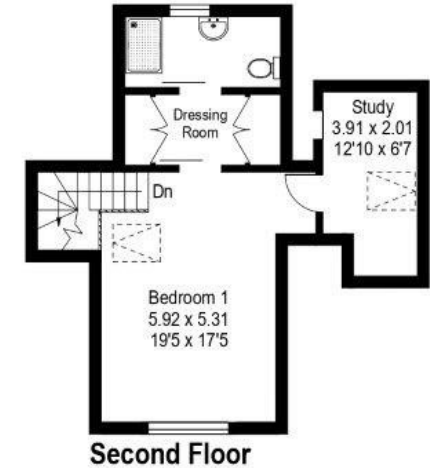
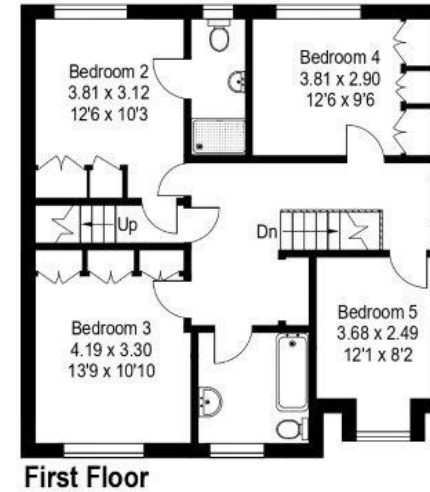




## 10 Monxton Close, Salisbury SP1 3WY

Approximate Gross Internal Area :- 184 sq m / 1981 sq ft

= Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS 2024  
This illustration is for identification purposes only.  
Not drawn to scale, unless stated.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,460.31 for year .  
All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

**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: 10715.

