



2 NEW SARUM HOUSE, 20 MINSTER STREET, SALISBURY SP1 1AJ

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**BAXTERS**  
PROPERTY & LAND AGENTS





**2 NEW SARUM HOUSE, 20 MINSTER STREET, SALISBURY SP1 1AJ**  
**PRICE GUIDE: £315,000**

2 New Sarum House is a fabulous second floor city centre apartment, one of only four which has been beautifully converted within this handsome Grade II Listed building. The building is located in the centre of the cathedral city of Salisbury, with a view directly across the market square taking in the historic Guildhall and numerous city centre period and historic buildings.

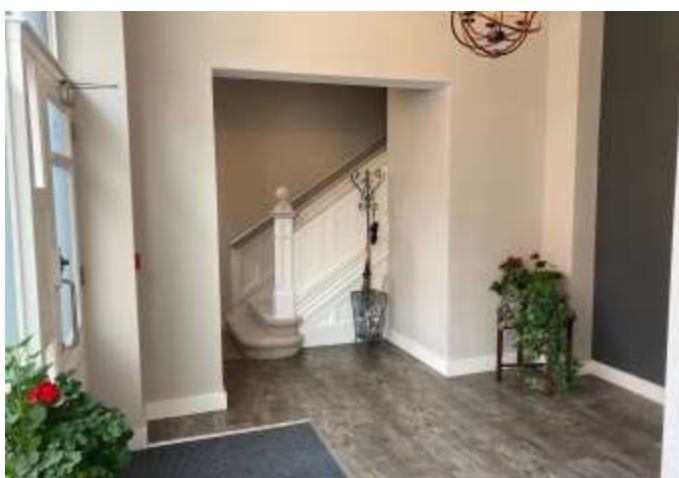
Entry to New Sarum House is via a secure Videocam entry system directly linked to each apartment. The large welcoming entrance foyer gives access to a grand staircase which extends through the building to each floor with a marvellous lantern roof above: there is also a lift to each floor.

This fine elegant home offers a drawing room, double bedroom, kitchen/breakfast room, reception hall and shower room. All the windows are set in original stone mullioned frames with some attractive stained glass panelling, most notably in the walk-in bowed window of the main reception room. The standard of conversion is exceptional with obvious attention being paid to retaining much of the original character of the building. Modern styling includes a contemporary kitchen with cream high gloss units, Corian worktops and appliances including an induction hob, low level oven, dishwasher and extraction hood. The shower room is fitted with a double walk-in shower enclosure with a deluge rain shower head, contemporary sanitary ware and high-end fixtures and fittings.

2 New Sarum House must be viewed internally to fully appreciate this wonderful, characterful city centre building and all its charm.

The property is offered for sale with no onward chain and with vacant possession on completion.

New Sarum House is located on the Market Square in the heart of the historic cathedral city of Salisbury and is well placed for the cathedral and Close which is widely regarded as the largest and the most attractive in Britain, extending to approximately 80 acres. As well as the medieval Cathedral there are four other major attractions within The Close including Arundels, the home of the former Prime Minister, Sir Edward Heath, Mompesson House which is a fine example of a Queen Anne town house managed by the National Trust and a Grade II and Grade I Listed museum. Salisbury has an extensive range of restaurants, city centre shops and the thriving, twice weekly market. Social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages 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. 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.

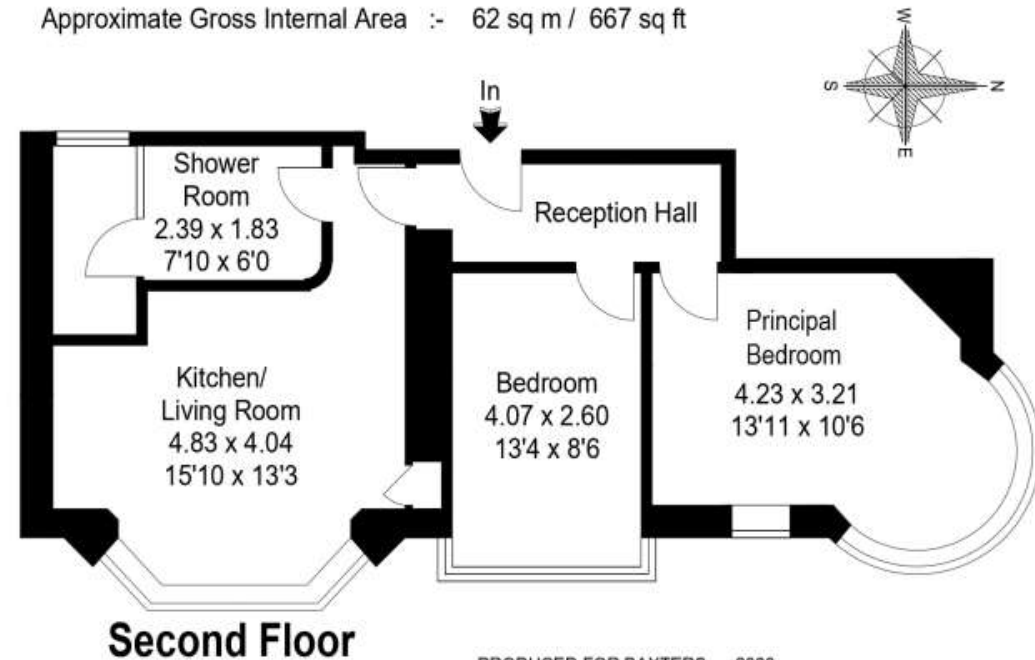






## Flat 2, 20 Minster Street, Salisbury SP1 1AJ

Approximate Gross Internal Area :- 62 sq m / 667 sq ft



PRODUCED FOR BAXTERS 2020

This illustration is for identification purposes only.  
Not drawn to scale, unless stated.

**TENURE AND SERVICES:** Tenure: Leasehold with the residue of a 999 year lease ending on 31st December 3014. The Freehold is owned by New Sarum House Ltd.; each of the apartments has an equal Share of the Freehold. Service Charge: £1,846.00 per annum which includes the maintenance repair and servicing of all common parts. Local Authority: Wiltshire Council. Council Tax Band: D - £2,525.94 for 2024/2025. Mains water, drainage and electricity. Electric heating to radiators.

**LOCATION:** New Sarum House is located on the corner of Minster Street and Blue Boar Row, the main entrance is 20 Minster Street to the right of the Allum and Sidaway display window.

**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: 10755.