



FOR SALE
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180 SHERBOURNE DRIVE, OLD SARUM, SALISBURY SP4 6FE

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BAXTERS
PROPERTY & LAND AGENTS



180 SHERBOURNE DRIVE, OLD SARUM, SALISBURY SP4 6FE
PRICE GUIDE: £345,000

Constructed by Charles Church during the early 2000's and with only one owner from new, is 180 Sherbourne Drive, a smart semi detached family home of generous proportions located on the northern outskirts of Salisbury at Old Sarum. The property is offered for sale with no onward chain.

This light and airy modern home is offered for sale in excellent order with full double glazing and gas fired central heating to radiators .

The accommodation is well planned with a large welcoming reception hall with ground floor cloakroom, a full length double aspect sitting room with patio doors, a double aspect kitchen/ dining room which is equipped with a good range of units and patio doors. Off the first floor galleried landing is the main bedroom with en suite shower room, two further bedrooms and family bathroom.

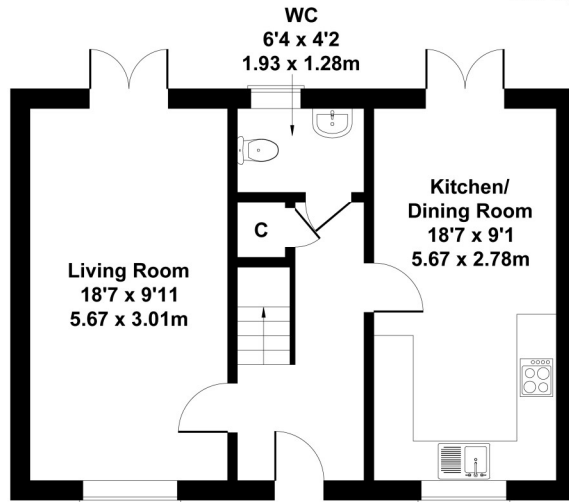
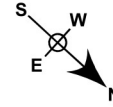
To the front is a walled courtyard style garden with planters and side access leading through to the rear garden, car parking and single garage. The garden is south facing and fully enclosed with a high degree of privacy. There is an expanse of patio and stone seating area across the rear accessible from both the sitting rooms and dining area. The lawn is bordered by shrubs and there is a rear pedestrian gate.

LOCATION: The settlement of Old Sarum is located on the northern edge of the historic cathedral city of Salisbury. The city has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema and a variety of leisure and recreational facilities including the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. The Iron Age Hill Fort of Old Sarum is nearby as are numerous country walks. There is a choice of schools for all ages within and outside the city boundary. Salisbury has excellent road links to London via the A345/A303/M3, Southampton (A36) and Bournemouth (A338). The mainline railway station (approximately 2.5 miles away) serves London, Waterloo and the West Country. There is a bus stop nearby in Sherbourne Drive; buses run during the day to and from town every 15 minutes.

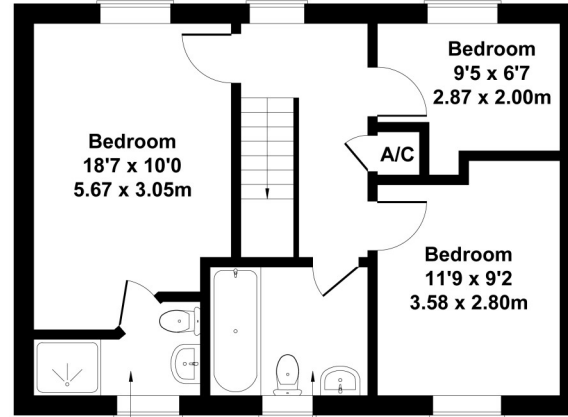


180 Sherbourne Drive

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,245.28 for year 2024/2025.
All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right) turn left into Sherbourne Drive and number 180 is the second house immediately on the left hand side clearly identified by the BAXTERS For Sale board.

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: 10762.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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