



5 THROGMORTON HALL, PORTWAY, OLD SARUM,  
SALISBURY SP4 6BQ

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**BAXTERS**  
PROPERTY & LAND AGENTS



## 5 THROGMORTON HALL, PORTWAY, OLD SARUM, SALISBURY SP4 6BQ

### PRICE GUIDE: £525,000

Here we have a fabulous “news style” family home forming part of the magnificent Throgmorton Hall development which is located on the very edge of Old Sarum with outstanding open countryside towards Laverstock Downs and Figsbury Ring.

Throgmorton Hall is an impressive, former RAF Officers Mess dating from the mid 1930s which has been converted to provide a truly exclusive environment consisting of eight houses, a bungalow and seven apartments; one of the apartments (no 17) is wholly owned by Throgmorton Hall Management Company Ltd and is let to provide an income stream. The grounds extend to about 5 acres and are beautifully maintained with extensive areas of lawn, mature trees and hedgerows, specimen shrubs and two recently resurfaced tennis courts. Entrance to main grounds is via secure electrically operated gates.



Number 5 Throgmorton Hall offers elegant accommodation arranged over three floors with an impressive internal floor area of about 2069 sqft. The property is offered for sale in excellent order, is double glazed and centrally heated via a mains fired boiler to radiators. The ground floor comprises of a generous reception hall, cloakroom, large kitchen, dining room and utility room.

Off the first floor landing is a lovely double aspect living room, large double bedroom and a bathroom. The second floor offers a large landing, two generous double bedrooms and a second bathroom.

The property shares a private gated courtyard frontage with a private rear garden which is laid mainly to lawn with shrubs and a veranda covered seating area. There is also a rear pedestrian access which gives access to a double garage and private parking. The garage has its own electricity and water supply and, extensive eaves storage.

**LOCATION:** Throgmorton Hall is located on the outskirts of Old Sarum, north of the historic Cathedral city of Salisbury. The city's earliest settlement is now an English Heritage Site and provides enjoyable walking with lovely views of the city. Situated between the valleys of the Winterbournes on the River Bourne to the east and the Woodfords on the River Avon to the west, the surrounding countryside offers some beautiful scenery with opportunities for walking. Winterbourne Dauntsey has a primary school, public house and local store, while further amenities are accessible in Salisbury which has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema plus a variety of leisure and recreational facilities. There is a choice of schools within and outside the city boundary, including Bishops Wordsworth's and South Wiltshire grammar schools, Salisbury Cathedral School, Godolphin School and Chafyn Grove. Salisbury has excellent road links to London (via the 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 near-by in Sherbourne Drive; buses run during the day to and from town every 15 minutes.



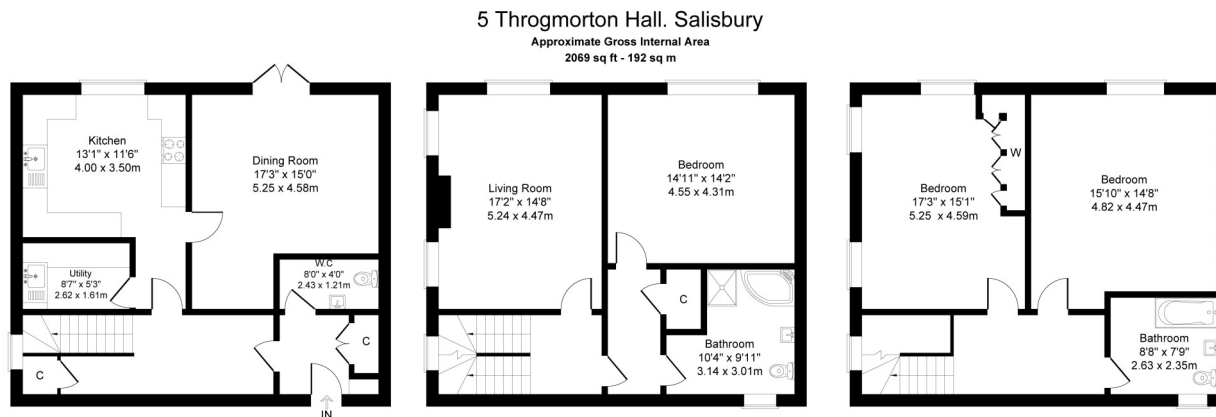


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G : £4,407.27 for year 2025/2026. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed. Service Charge for maintenance and upkeep of common parts - £551.00 per quarter - 2025/2026 .

**DIRECTIONS:** Leave Salisbury heading north on Castle Road the A345 to Amesbury, passing Old Sarum on the left hand side. At the Beehive roundabout take the third exit sign posted to The Winterbournes and at the next roundabout go straight across onto The Portway. Continue over the traffic lights and the entrance to Throgmorton Hall can be found on the right hand side with a pull-in in front of the gates.

**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: 10779.

