



15 ST LAWRENCE CLOSE, STRATFORD-SUB-CASTLE, SALISBURY SP1 3LW

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BAXTERS
PROPERTY & LAND AGENTS



15 ST LAWRENCE CLOSE, STRATFORD-SUB-CASTLE, SALISBURY SP1 3LW

PRICE GUIDE: £765,000

Located on the northern outskirts of the city within the semi-rural village of Stratford-sub-Castle is St Lawrence Close, a hugely popular residential cul-de-sac consisting of only 17 substantial detached dwellings. No 15 is located just off the entrance with an excellent frontage and a large private south facing garden.

In recent years, the property has undergone a programme of updating, improvement and extension resulting in what is now a fine, comfortable family home with spacious accommodation which is light and airy. There is a large welcoming reception hall, living room with working fireplace and a full width picture window overlooking the garden, family room, study, large utility with an adjoining lean-to, cloakroom and shower room.

Off the first floor landing are four generous bedrooms and a family bathroom. If multi-generational or annexe accommodation is required then this could easily be achieved by incorporating the area shaded on the attached floor plan

15 St Lawrence Close is presented for sale in excellent overall condition, is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

To the front of the property is an expanse of private gravelled drive with parking and turning space for several vehicles and access to an attached garage. To the rear is a large sunny garden which is predominately laid to lawn with mature shrubs and trees and, a large patio/seating area.

LOCATION: Stratford-Sub-Castle is a suburb on the north western edge of the cathedral city of Salisbury. St Lawrence Close is within easy reach of Salisbury city centre, the local grammar schools and Stratford-sub-Castle Primary School. The city centre has extensive shopping facilities, a thriving market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the local Salisbury Tennis, Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and two other tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service to London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From the city centre proceed along Castle Street to the main roundabout and continue straight across onto the A345 Castle Road. Continue passing Butts Road on your left hand side and take the left hand slip road at the traffic lights along the Stratford Road. Continue into Stratford-sub-Castle. St Lawrence Close will be found on the left hand side before the village school.



15 St Lawrence Close Stratford Sub
Castle Salisbury SP1 3LW

Approximate Gross Internal Area
1966 sq ft - 183 sq m

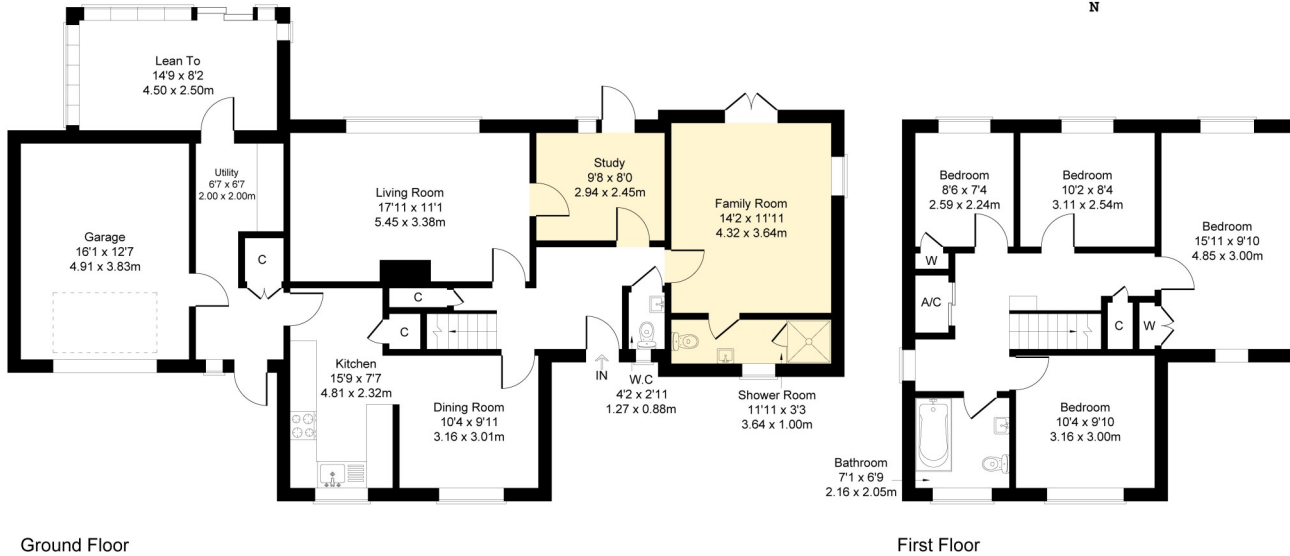


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F: £3,819.63 for year 2025/2026. 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: 10806.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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
WWW.EPC4U.COM		