



QUEENSBERRY ROAD, SALISBURY, WILTSHIRE, SP1
GUIDE PRICE £750,000 FREEHOLD

Winkworth

QUEENSBERRY HOUSE, QUEENSBERRY ROAD, SALISBURY WILTSHIRE, SP1 3PJ

A handsome detached house for improvement, circa 1934, in a leafy, elevated setting, with sloping gardens and some lovely views from the front.

The property provides a wonderful opportunity to modernize and improve this lovely house (subject to obtaining any necessary required consents) and its sloping garden. The accommodation is as per the indicative floor plans, 3D Matterport tour and various images online. Queensberry House is rich in period detail, reminiscent of the earlier Arts and Crafts movement, yet retaining the elegance of the mid 1930's era, including a panelled hall and landing with herringbone type parquet flooring.

Gardens are established and sloping to the rear and steep into the bank to the front, with some large trees, and a shed. A steep driveway leads up to house and to a single garage with scope for improvement, subject to obtaining any necessary required consents (**N.B.** the garage situated below the house). Photos and tour taken April 2022. **N.B.** the stairlift has since been removed and the study has been cleared somewhat.

Agents note: There are steps and steep banks throughout the gardens, due to the topography of the sloping site. The property is subject to chancel repair liability, and two areas of title, further details available upon request. There is a right of access to the neighbouring property at the bottom of the steep drive.

EPC – D, Wiltshire Council Tax Band – F

LOCATION The elevated setting above Queensberry Road provides some extraordinary views. Queensberry House is situated at the top/end on the left-hand side, via a drive which rises steeply up from the road.

Queensberry Road is a residential no through road, off Castle Road, opposite Victoria Park (the park is situated on the other side of Castle Road). Above Victoria Park there is a convenience store. To the south, the station is approximately a twenty-five or so minute walk (approx. 1.2 miles) away (according to Google Maps).

The property is in designated catchment areas for South Wilts Grammar School and Bishop Wordsworth's School. Waitrose Food & Home is just off the ring road.

DIRECTIONS What3Words: [///result.epic.grabs](https://www.what3words.com/#!/result.epic.grabs)





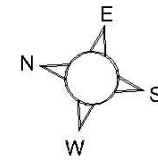
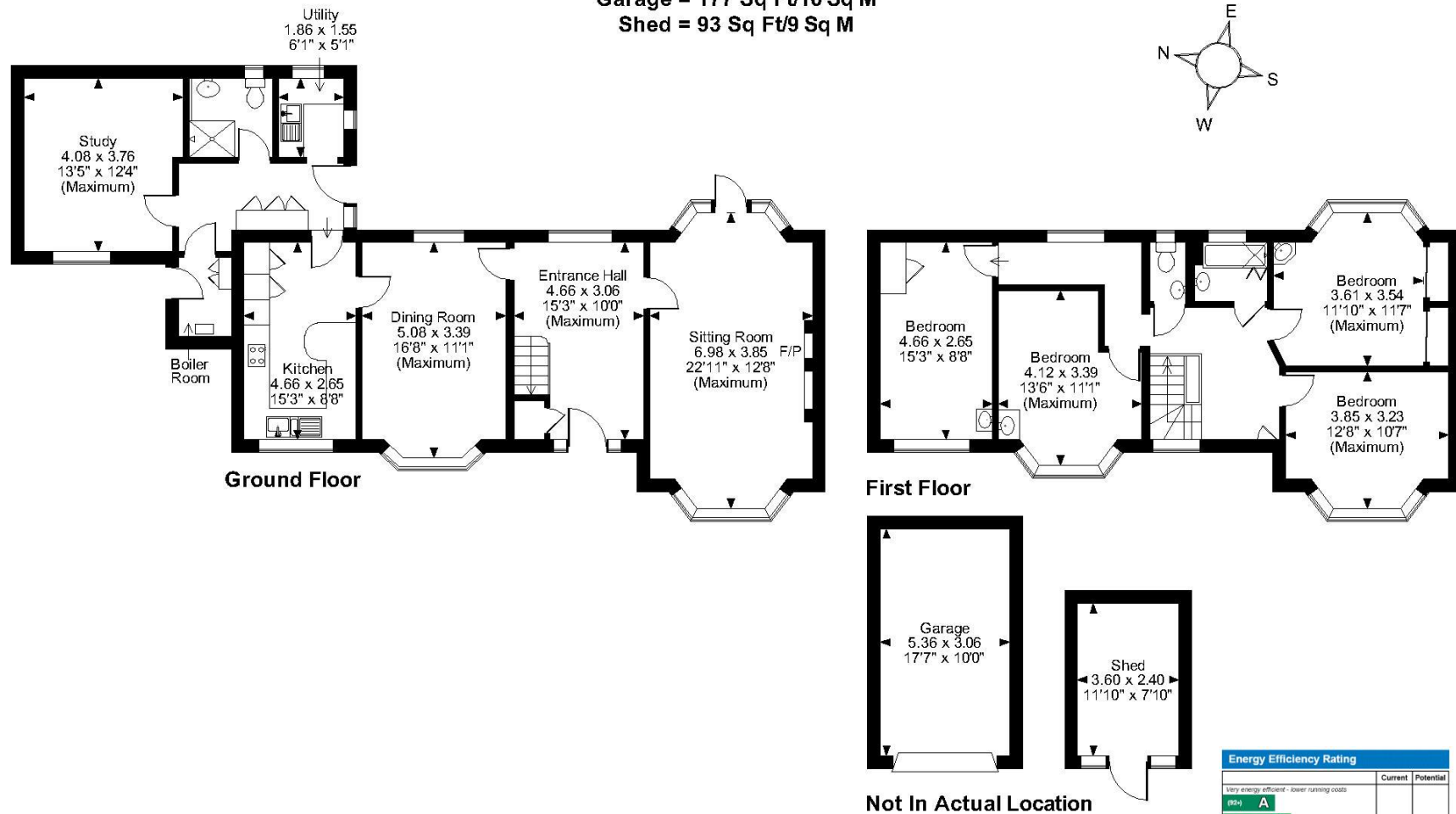
Queensberry House, Queensberry Road, Salisbury

Approximate Gross Internal Area

Main House = 1856 Sq Ft/172 Sq M

Garage = 177 Sq Ft/16 Sq M

Shed = 93 Sq Ft/9 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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