



16 Throgmorton Hall Portway, Salisbury, SP4 6BQ
Guide Price £650,000





DESCRIPTION

16 Throgmorton Hall is a three storey townhouse within a gated community, with good sized rooms, separate double garage and a pretty private garden. The communal facilities include communal tennis courts and a basket ball court.

LOCATION

Throgmorton Hall is a popular gated development, converted from a former RAF Officers Mess, situated in Old Sarum, on the northern edge of the City of Salisbury. There is a frequent bus service to the city centre and trains from there to London, Bristol and the West Country.

ACCOMMODATION

Front door opens into:

Entrance Hall

8'8" x 8'5" (2.66m x 2.58m)

With oak flooring which continues throughout the ground floor, with door into kitchen and stairs to first floor. Radiator and phone socket. Door to

Inner Hall

Vehicle gate control phone. Doors to cloakroom, utility room and reception rooms.

Cloakroom

With white WC and basin. Radiator

Utility Room

With cupboards, a stainless steel sink with mixer tap, Worcester Bosch gas boiler, and space and plumbing for a washing machine and tumble dryer, or freezer.

Kitchen

12'4" x 11'0" (3.78 x 3.36)

A newly fitted 'Jones' kitchen with base and wall cupboards, drawer units, beech wood surfaces with double ceramic sink with a flexi mixer tap. Rangemaster cooker with 5 ring gas and 2 electric hobs, 2 fan ovens and a grill, with extractor hood over. Space for a larder fridge, space and plumbing for a dishwasher. Room for a table and chairs. Arched opening through to:

Dining / Family Room

21'4" x 12'4" (6.52 x 3.76)

Linked via a oak/glass bi-fold door to the Study/or possible additional Bedroom (3.27m x 2.46m) to form a large L-shaped space for flexible accommodation for sitting and dining. Phone and TV sockets, radiators, and french windows out to enclosed rear garden.

First Floor Landing

With second vehicle gate phone, door bell and radiator and stairs to second floor. Stairs and landing carpeted.

Bedroom 1

22'2" x 10'4" (6.78 x 3.17)

Large double aspect room with fitted carpet, radiators, and door to

En Suite Bathroom 1

With white bathroom suite and double shower. Mirror with light and shaving point. Heated towel rail.

Upstairs Cloakroom

With door to airing cupboard with a hot water tank. Radiator and shaving socket.

Sitting Room / Bedroom 4

17'6" x 11'6" (5.355 x 3.51)

Double aspect room with radiators and fitted carpet.

Second Floor Landing

With hatch to loft. Radiator.

Bedroom 2

22'2" x 11'0" (6.78 x 3.36)

Large double aspect room with fitted carpet, radiators and door to

En Suite Bathroom 2

White bathroom suite and separate double power shower. Mirror with shaving point. Radiator and heated towel rail.

Shower Room

With white suite and double shower.

Bedroom 3

17'9" x 11'7" (5.43 x 3.54)

Double aspect room with walk-in wardrobe, radiators and fitted carpet.

Loft

28'3" x 23'7" (at maximum) (8.62 x 7.21 (at maximum))

With access by a fitted ladder and boarded with power and lighting, and water tanks. Part shelved for storage, part plaster boarded.

OUTSIDE

The property enjoys use of the extensive communal grounds with facilities including tennis courts, gardens, private and guest parking. There is in the park opposite the community with a children's play area with apparatus.

Garden

To the front is a lawn with shrubs and small trees. To the rear, westerly aspect enclosed by hedging, laid to lawn with borders filled with small trees, shrubs and perennial plants. Cupboard for garden equipment. Gate to communal garden.

Garage

A double garage with a pair of electric up and over doors, power, light and water tap.

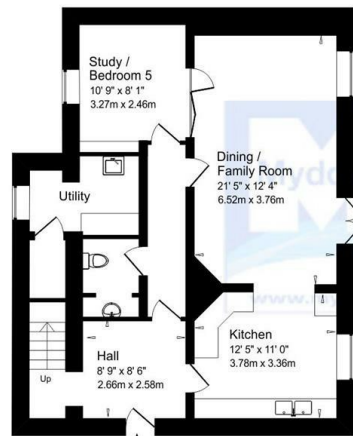
SERVICES

Mains gas, electricity, water, drainage and telephone. Heating and hot water via gas fired boiler.

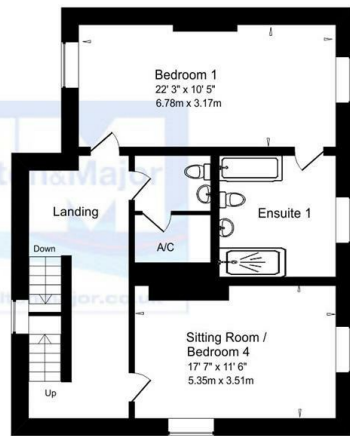
DIRECTIONS

Leave Salisbury northbound on the A345 (Castle Road). Pass Old Sarum castle and at the roundabout turn right (signs for the Football Stadium). Continue over the next roundabout & continue along this road, through the traffic lights. Just before the nation speed limit sign turn right into Throgmorton Hall.

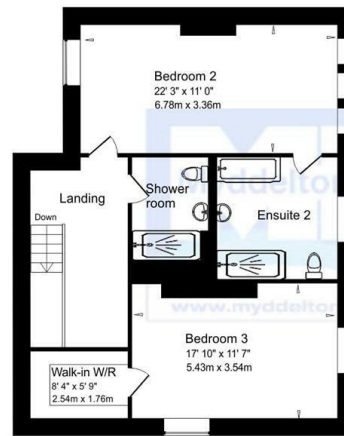




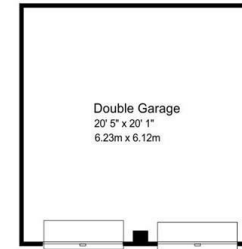
Ground Floor



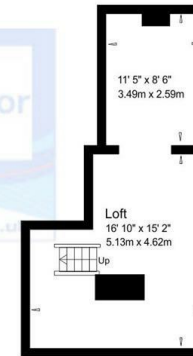
First Floor



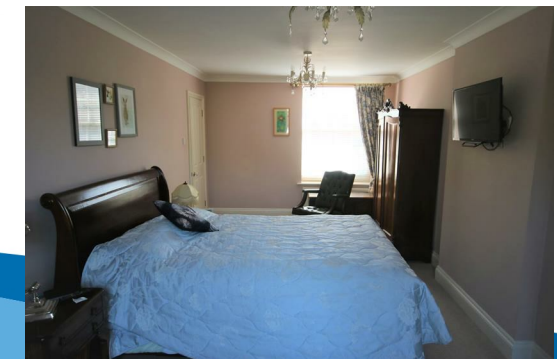
Second Floor



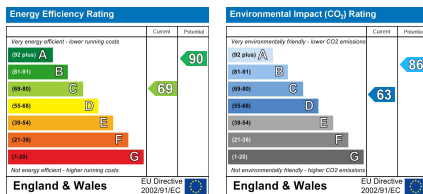
N.B. Garage not shown in exact position relative to house



Attic



Approximate Gross Internal Floor Area House 2,606 Sq. Ft/ 242 Sq. M
 Approximate Gross Internal Floor Area Garage 410 Sq. Ft/ 38 Sq. M
 Measurements quoted are to IPMS: Residential 2
 For indicative purposes only
 Drawing Number: 154-0221 Copyright Jemasis Ltd 2020



49 High Street Salisbury Wiltshire SP1 2PD
01722 337579
www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: – i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.