



LINDEN HOUSE, 170 COOMBE ROAD,  
SALISBURY, WILTSHIRE, SP2 8BN

PRICE: £785,000

McKILLOP  GREGORY  
ESTATE AGENTS

A STUNNING REFURBISHED  
DETACHED RESIDENCE WITH ANNEXE  
SET IN A DELIGHTFUL GARDEN  
ON THE SOUTHERN EDGE OF THE CITY

**DIRECTIONS:**

From Salisbury City proceed south along Exeter Street over the roundabout onto Newbridge keeping in the right hand lane. At the next set of traffic lights continue straight on to the Coombe Road over the mini roundabout and after approximately a quarter of a mile you will see Linden House on the right hand side.



**DESCRIPTION:** Linden House was originally built as a small detached house in the 1930s. The present owners have extended the property both to front and rear, greatly enlarging the accommodation and have completely refurbished it to a superb specification. The house been rewired, redecorated, new windows installed, re-roofed and the exterior rendered using the pro rend render for minimal maintenance. A gas fired central heating system has been installed with under floor heating to the ground floor and also first floor bathrooms, a double garage has been added with two electric up and over doors and electric security gates have been provided at the front leading from the Coombe Road. There is also a separate parking area at the rear of the property with access from Francis Way and pedestrian access to the house.

An enormous amount of thought and careful design has gone into this superb house and internal inspection is strongly recommended.

**LOCATION:** The property is located on the Coombe Road on the southern edge of the City of Salisbury. There are good local facilities including primary school in Harnham as well as a shop, public houses, hotel, church and garage and the property has easy access to Odstock Hospital. There is also a local bus service running to the City centre which is approximately one and half miles away and here there are further good facilities including a mainline railway station, a good range of shops and supermarkets, further schools and leisure facilities including cinema and play house.

Coombe Road has easy access to the golf course at South Wilts and the famous Salisbury Race Course.

The accommodation comprises:-

**RECEPTION HALL:** With tiled floor with mat recess, bespoke walnut staircase leading up to first floor.

**SITTING ROOM:** With range of display shelving, television aerial point, fitted ornamental electric fire.

**STUDY/SNUG:** With panel wall, television aerial point.



**KITCHEN/DINING ROOM:** With Anya's range of units including one and a half bowl sink unit with mixer tap, granite work surfaces, extensive fitted base, drawer and saucepan cupboards, two Bosch electric ovens, fitted Bosch steam oven, fitted Bosch microwave and coffee machine, five ring gas hob with extractor over, Bosch dishwasher, fitted wall cupboards, breakfast bar, part tiled and part walnut flooring, LED lighting to pelmet and plinth, velux electrically operated roof lights, bifolding full width doors to rear garden.

**UTILITY ROOM:** With single bowl sink unit, granite worktops, fitted mixer tap, fitted washing machine, fitted wall cupboards and further storage units.

**SIDE HALL:** With boiler cupboard with Baxi gas fired boiler, central heating and underfloor heating controls, cupboard housing the lagged hot water tank.

**BOOT ROOM:** With fitted shoe racks, coat area and floor boxes with hinged lid. Doors to garage and front garden.

**CLOAKROOM:** With WC, wash hand basin, part tiled walls and storage cupboard.

**ON THE FIRST FLOOR - LANDING:**

**MASTER BEDROOM:** With doors to glass Juliet balcony, radiator.

**DRESSING ROOM:** With extensive walnut fitted wardrobes, cupboards and shelving, radiator.

**EN-SUITE WET ROOM:** With fitted tiled shower unit with two shower fittings, deep Japanese style bath, twin wash hand basin with cupboards below, separate WC. All fittings are Roca sanitary ware.

**BEDROOM 2:** With radiator and recessed lights.

**EN-SUITE BATHROOM:** With Roca sanitary ware including panel bath, wash hand basin with fitted cupboards, double shower cubicle, low level WC, heated towel rail and tiled walls.

**BEDROOM 3:** With radiator.

**BEDROOM 4:** With radiator.

**BATHROOM:** Roca panel bath with shower, further double shower unit, wash hand basin with cupboards, WC, fitted mirror, extractor fan and slate walls.

**ANNEXE:**

**GROUND FLOOR KITCHEN:** With single drainer sink unit with cupboards below, built in washing machine and dishwasher, electric oven, fitted hob with extractor, fridge freezer, fitted wall cupboards. Stairs leading off to:-

**LANDING/LIVING ROOM AREA:** With radiator.

**BEDROOM:** With radiator, television aerial point, large dressing cupboard with shelving and hanging rail.

**SHOWER ROOM:** With fitted double shower cubicle, wash hand basin with drawers, WC, fitted mirror and heated towel rail.





OUTSIDE: To the front of the house there are electrically operated security gates leading onto the large drive which will have a resin bonded gravel finish and further parking adjacent to the DOUBLE GARAGE with tiled floor and two electric up and open doors with range of fitted storage cupboards with worktops over. On the other side of the drive is a lawned area with shrubs and trees and there is separate pedestrian access onto Coombe Road. There is side pedestrian access to the delightful rear garden where there is a large Marshall's Slate and Cobbles terraced area with shrubs and flower beds and a path leading up to the rear gate with artificial grass to either side. At the far end of the garden there is a further private double parking space giving access on to Francis Way for this property.

### Energy Performance Certificate

170, Coombe Road, SALISBURY, SP2 8BN

Dwelling type: Detached house      Reference number: 8607-0312-8226-2697-0963  
 Date of assessment: 19 January 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 10 January 2016      Total floor area: 206 m<sup>2</sup>

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,831</b>
<b>Over 3 years you could save</b>	<b>£ 660</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 3,056 over 3 years	£ 2,586 over 3 years	
Hot Water	£ 456 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 3,831</b>	<b>£ 3,171</b>	<b>You could save £ 660 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Band	Rating	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68	74	83
E	39-54		
F	21-38		
G	1-20		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

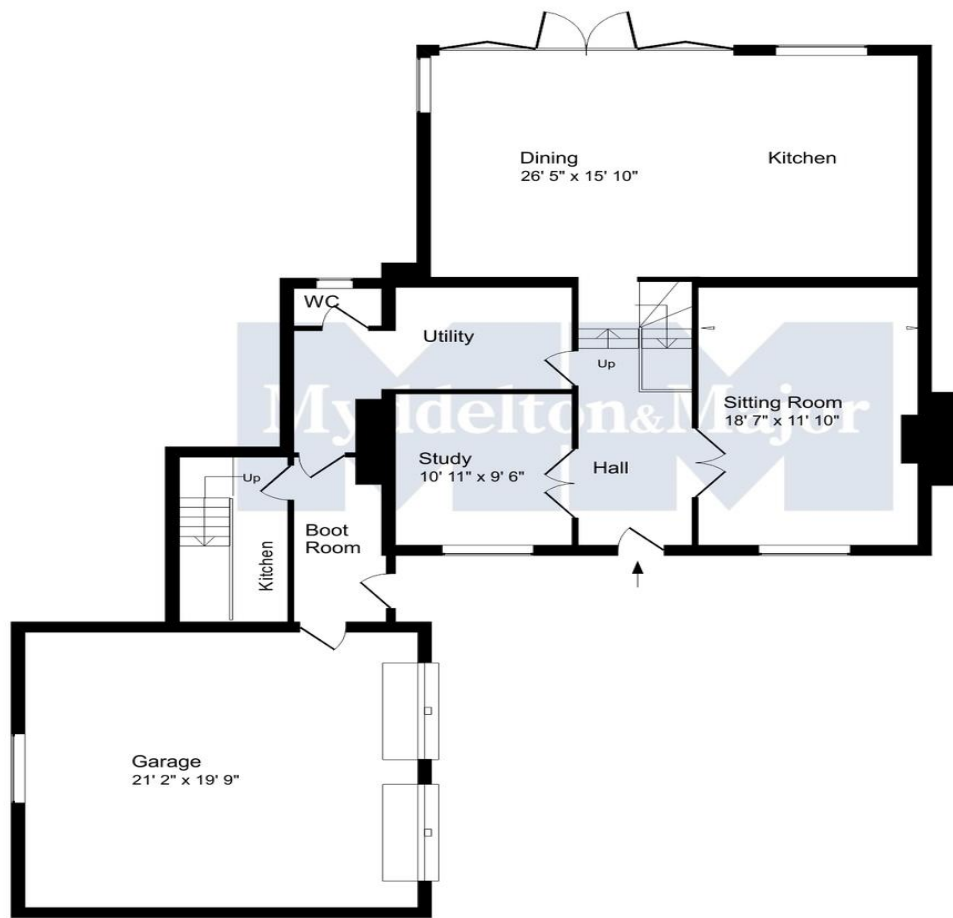
The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,000	£ 492	✓
2 Solar water heating	£4,000 - £6,000	£ 168	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 870	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/inmyenergy](http://www.direct.gov.uk/inmyenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Ground Floor

Approximate Gross Internal Floor Area 2,460 Sq. Ft./ 229 Sq. M

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Drawing Number : 164-684j



First Floor



**Viewing**

By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

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**Agent's note**

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

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