



WHITE LODGE, SHADY BOWER, SALISBURY SP1 2RH

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £930,000

Here we have White Lodge, an 'eye catching' early 1900's detached family home of excellent proportions located within the hugely popular suburb of Shady Bower which is a little over half a mile from Salisbury city centre, within a mile of the railway station and walking distance of several schools. With obvious kerb appeal and a wonderful garden, White Lodge is a 'must view' for any discerning buyer in search of a characterful home and an enviable location.

White Lodge offers a little under 2000sqft of internal living space; in addition, there is a detached double garage with adjoining outbuildings comprising of a large workshop/store and a garden room. The property interior is spacious, stylish, and comfortable with, on the lower ground floor, a welcoming reception hall, large study, utility, and boot room.



Off the ground floor hall, you will find an elegant double aspect living room with picture bay window and working fireplace, a dining room/snug which leads out to a lovely wisteria covered pergola, a superb kitchen/breakfast room and a cloakroom. Located on the first floor is a galleried landing, principal bedroom and ensuite, three further bedrooms and a family bathroom.

The property enjoys a private walled frontage with double iron gates giving access to a wide drive with abundant parking, turning, and access to the detached double garage. A particular feature of this fine home are the attractive mature gardens which surround White Lodge on all four sides with lawns, lovely well stocked flower beds, vegetable garden, a wonderful variety of shrubs and trees, along with potting sheds and a greenhouse.

LOCATION: Shady Bower Close is located on the south-eastern edge of Salisbury a short walk from the historic cathedral, local park, shopping facilities and the twice weekly market; there is a general store close by in Tollgate Road. Salisbury has a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools including South Wilts Grammar School and Bishop Wordsworth's School, Wiltshire College and University Centre and Salisbury 6th Form College. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303, M3) and the West Country, Southampton (A36, M27) and Bournemouth (A338) and also has a mainline railway station serving London, Waterloo (journey time 90 minutes) and the West Country.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G: £4,629.32 for year 2026/20227. All Main Services Connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

DIRECTIONS: From Salisbury city centre proceed along Milford Street under the Churchill Way East bypass and straight over the traffic lights and up Milford Hill. At the mini roundabout bear left onto Shady Bower, continue over the hill passing St Martins Primary School on the right hand side and White Lodge can be found on the left hand side, clearly identified by the BAXTERS For Sale sign.

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: 10850