



2 The Borough, Downton, Salisbury, Wiltshire

Jordan &  
Mason

2 The Borough, Downton, Salisbury, Wiltshire, SP5 3ND

A truly exceptional architect designed individual contemporary village home with stunning living accommodation and an extensive use of oak and glass to create a light and airy Atmosphere. VIEWING IS ESSENTIAL . EPC: C



#### DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 8 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 40 MILES

BATH 40 MILES

NEW FOREST 4 MILES

SOUTH COAST 30 MILES

#### ACCOMMODATION & FEATURES

- A beautifully created architect designed village home finished in a contemporary style
- Superb open plan living room/dining room
- Modern fitted kitchen with integrated appliances
- Downstairs W.C.
- Double carport
- First floor galleried sitting room with extensive glasswork
- Two well proportioned bedrooms
- Luxury fitted bathroom
- Sought-after village location
- Viewing is essential



## THE PROPERTY

Situated within the heart of this thriving village and available to let for the first time since its creation is this beautifully designed and carefully created two-storey contemporary home which has an inviting atmosphere and accommodation that would be well suited for entertainment.

The ground floor is dominated by a sweeping living kitchen with vaulted ceilings, well fitted kitchen with integrated appliances and extensive oak flooring. A turned staircase extends to a glass enclosed mezzanine reception room and galleried landing.

This extends to 2 well-appointed bedrooms with high-level ceilings both of which are served by a beautifully appointed family bathroom with integrated shower. The clever use of light blends with a number of quality fixtures and fittings that really create a one-off contemporary home.



## OUTSIDE

Externally there is a small pleasant walled courtyard with gated access.

## DIRECTIONS

Leave Salisbury on the A338 Downton Road and continue in a southerly direction. Proceed for around six miles and having entered the village of Downton continue passing The Bull Hotel and shortly after the lights turn left into a narrow lane. This can also be accessed on foot from The Bourough.



## LOCATION

The property is situated within the heart of the historic and particularly sought after village of Downton which lies to the south of the cathedral city of Salisbury.

The village is conveniently situated for Salisbury or south towards Ringwood and in turn Bournemouth and the South Coast. The village itself supports a thriving community with an excellent choice of primary, secondary and pre-school facilities, two village stores, Post Office, a choice of public houses and play parks making this an ideal family environment or for those seeking a convenient yet peaceful living environment.

The village also benefits from a library, public transport and its regionally famous annual Cuckoo Fair which sees the village come together on May Day to celebrate with arts and crafts and exhibitors from throughout the area.



## SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

## FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

## VIEWINGS

By appointment only with Jordan & Mason  
Salisbury Office 01722 441 999

## TENURE

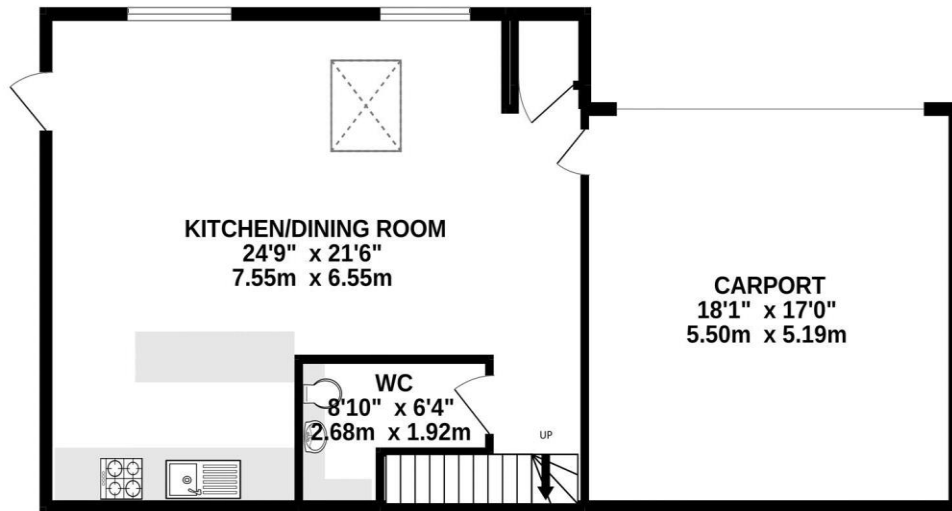
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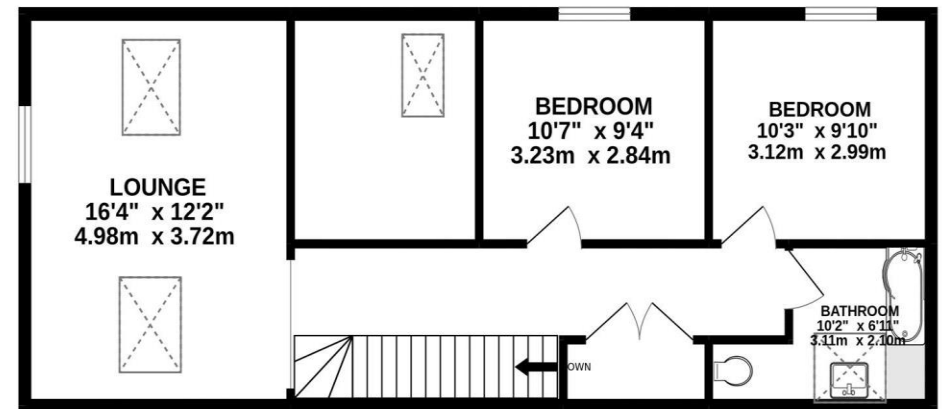


**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

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Salisbury

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Multi-award-winning Salisbury estate,  
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