



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

Jordan &
Mason

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£385,000 Freehold

Brief Property Description

This architect designed detached cottage has been created using several period style notes with an attractive brick elevation under a contrast in tiled roof. While externally the appearance is of a more period house, internally careful consideration has been given to the use of light and flow throughout the property. The ground floor has a double carport with lighting, Power Point and outside tap.

This area would be well suited to those with a car or vehicle hobby or simple general cleaning and maintenance. The ground floor of the accommodation has a large open plan living space with quality fitted kitchen and quality floor covering throughout. There are numerous insect lights and borrowed light from the glass enclosed galleried first floor landing and sitting room. Additionally, there is a downstairs W.C., ample storage and access onto a courtyard. The first floor has much the same drama with a glass enclosed galleried first floor landing and open plan reception room. This room could be used as a third bedroom (subject to any necessary planning or building regulation approval) in its current form however, it serves as a particularly generous sitting room and has ample provision for TV et cetera.

On the first floor there are two well-proportioned bedrooms with high-level ceilings which are served by a well-appointed bathroom with shower above Bath. Across the landing there is a generous double opening cupboard giving yet further storage. The property is designed for ease of maintenance and is situated off of the borough in a no through road setting. A pathway leads into the borough and the main part of Downton and the numerous facilities and amenities it enjoys. The property has gas central heating/underfloor heating, double glazing and is being brought to the market with no forward chain.

The Location and nearby Facilities

The property is situated towards the western side of the village in a no through road and with a footpath leading to the main borough. The property is within level walking distance to all the local amenities and facilities that Downton enjoys. There is a choice of three public houses, takeaway outlet, popular cafe, cooperative general store, good quality local butchers,



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D

nearby farm shop/cafe (well worth a visit!!) petrol station with convenience store and Greggs bakery, The Downton Tap (part of Downton Brewery), primary and secondary schooling, good access to New Forest, good access to southerly towards Bournemouth and the south coast, good access to the mediaeval cathedral city of Salisbury to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Postcode;
SP5 3ND

Directional note:

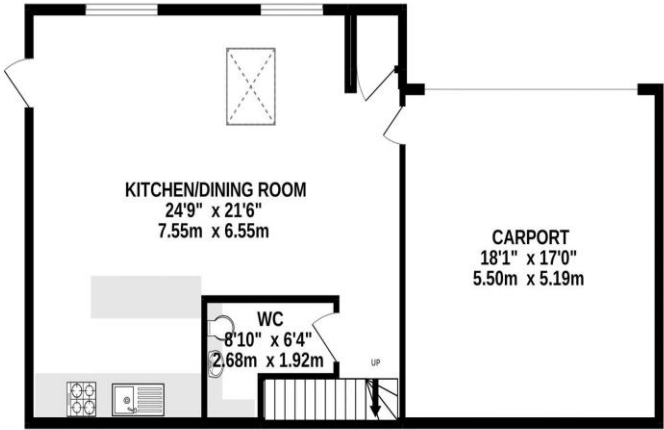
Leave Salisbury on the A338 Downton Road and continue in a southerly direction. Proceed for around six miles and having entered the village of Downton continue passing The Bull Hotel and shortly after the lights turn left into a narrow lane. This can also be accessed on foot from The Borough.

Council Tax Band:
D

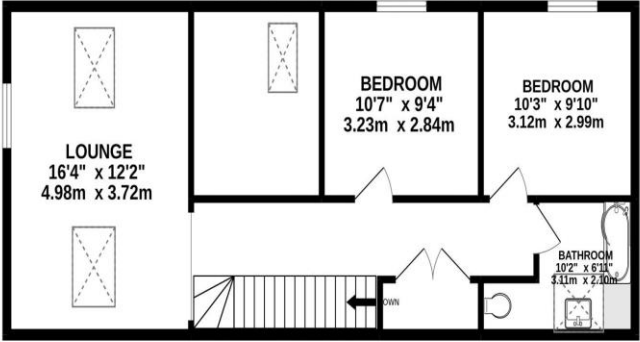
Property reference:
00002382

Viewings:
By Appointment only with Jordan & Mason 01722 441 999

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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Here to help....

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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number 08708615. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)