



Batchelor Way, Downton, Salisbury, Wiltshire, SP5 3FN

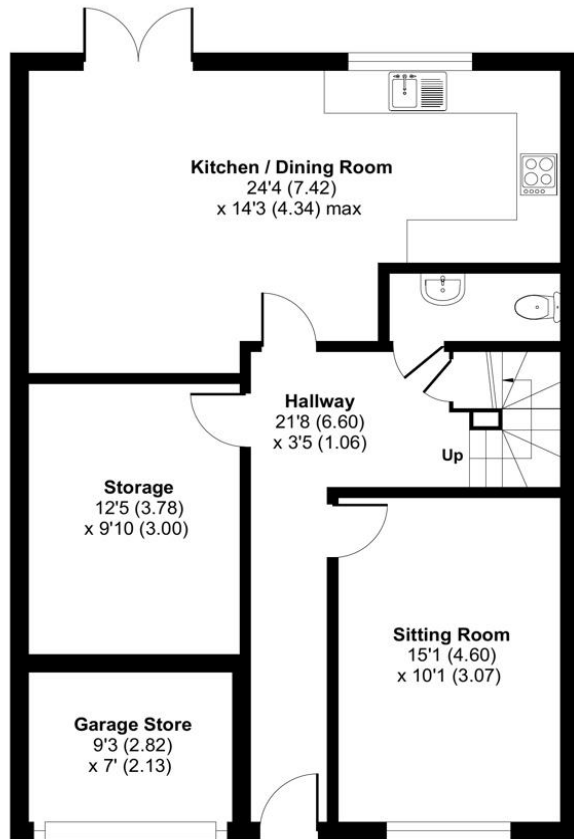


ACCOMMODATION

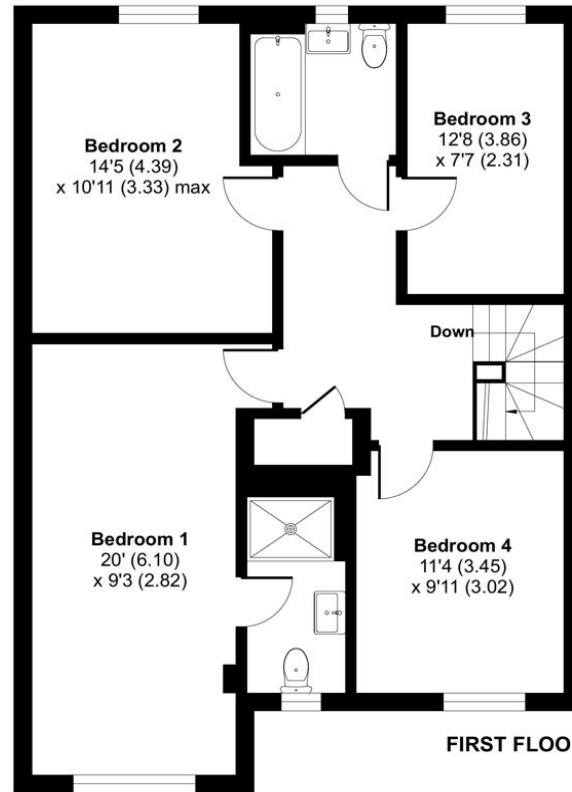
This immaculate four-bedroom family home is nestled in a peaceful location within a popular development, offering a convenient level walk to the centre of Downton. The home boasts a particularly spacious kitchen/dining/family room, ideal for gatherings and everyday living. On the ground floor, there is a guest cloakroom for added convenience, together with a handy storage room and a well-proportioned sitting room. The kitchen/dining/family room has a good range of wall and base units with complementing work surfaces over and provides ample room for a dining table and chairs. Upstairs, the property presents a generously proportioned landing leading to the principal bedroom with its own en suite shower room, with three additional bedrooms served by a family bathroom. Externally, the property offers off-road parking for two cars at the front, supplemented by ample on-road parking and a garage store. The rear garden, generously sized, features a lawn area and a patio terrace for outdoor entertainment, with convenient side access. Offered chain-free and ready for immediate occupancy, this home presents an inviting opportunity for families seeking comfort, convenience, and modern living.



Approximate Area = 1574 sq ft / 146.2 sq m
 Garage = 65 sq ft / 6 sq m
 Total = 1639 sq ft / 152.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Downton village is a thriving and long-standing community with a strong sense of identity. There are good local facilities in the village which include shops, doctors, dentist, tennis club, the Borough Cafe, churches, schools and public houses, as well as the famous Cuckoo Fair held each May. There is easy access to the main regional centres of Salisbury and the B3078 provides access to the M27, onto Southampton and the M3 corridor. The wide-ranging opportunities offered by the New Forest are only two miles from the village. There is excellent schooling in the village with its own primary and secondary school and it lies within catchment of the highly regarded Salisbury grammar schools (Bishops for boys and South Wilts for girls).



SPECIFICATION

- Detached four-bedroom family home with no forward chain
- Popular location close to local amenities
- Spacious kitchen/dining/family room
- Large storage room
- En-suite shower room to the principal bedroom
- Family bathroom and guest cloakroom
- Enclosed rear garden
- Driveway parking and garage store

LOCAL AUTHORITY

Wiltshire County Council

Council Tax Band - G

ASKING PRICE

£490,000

TENURE

Freehold

Estate Management Charge - Approximately £25.00 per month