







The Oak House, Barford Lane, Downton, Salisbury, Wiltshire, SP5 3QA

Unique and imposing home constructed by and for a highly reputed local builder in 1992 displaying five bedrooms, supplemented by a two-bedroom self-contained annexe.



- Exceptional and individual family home • Sought-after village location on the fringes of The New Forest National Park
 - Self-contained two-bedroom annexe • Stunning tower room • Five bedrooms
- Principal bedroom with en-suite bathroom and dressing room • Two further en-suite shower rooms
 - Family bathroom with corner bath • Three versatile reception rooms and a conservatory
 - Kitchen/breakfast room and separate utility room • Landscaped formal gardens
 - Host of attractive outbuildings • Detached double garage converted into an office

t: 01794 511107

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ACCOMMODATION

Offered with no forward chain is this truly unique and imposing home constructed by and for a highly reputed local builder in 1992 displaying five bedrooms, supplemented by the impressive two-bedroom self-contained annexe. The Oak House enjoys stunning, uninterrupted and far-reaching views over picturesque adjacent farmland providing a beautifully tranquil setting, yet is conveniently located in the heart of this popular village on the fringes of The New Forest National Park. Its elegant accommodation extends to an impressive 6,000 sq ft and enjoys a wealth of charming features including a 'Tower' which could be a perfect home office or hobby room. Three versatile reception rooms are supplemented by a conservatory. The adaptable accommodation also includes a self-contained annexe which can be accessed from the main house via the cavernous entrance hall. There are five bedrooms on the first floor, two of which feature en-suite shower rooms, with the principal bedroom featuring an en-suite dressing room and bathroom.

The home is set within a plot approaching 1/2 an acre of landscaped gardens arranged into distinct areas, with a courtyard garden, rolling formal lawns studded with trees and well-maintained, complemented by a host of attractive outbuildings, including an office and a detached double garage converted into an office with two cloakrooms.



SITUATION

Downton is a thriving large village lying 6 miles to the south of Salisbury, within the Avon Valley, close to the northern border of The New Forest. The village has a long and distinguished history as far back as the Iron Age with the 18th century Moot as a landmark. With a village centre offering a small selection of shops and pubs, historic church, one of the main village events is the annual Cuckoo Fair, an evolution of the tradition of heralding the onset of fairer weather with the arrival of the cuckoo. One important element of village life is the Downton C of E Primary School, rated as Outstanding by Ofsted. The cathedral city of Salisbury, has mainline rail services to London Waterloo and a comprehensive range of facilities including shops, schools, college and cultural amenities, the renowned Salisbury Playhouse and cathedral.

Nearby Fordingbridge is a smaller country town with day-to-day facilities, in a charming setting on the banks of the River Avon. The New Forest National Park is a wildlife haven with wonderful outdoor pursuits which stretches as far as the Solent at its southern extremity. There are good road links with 2 important regional centres at Southampton, with its International Airport and Bournemouth/Poole. The M27 and its connection with Winchester via the M3 is found about 10 miles away, which links with all of the main south coast locations.





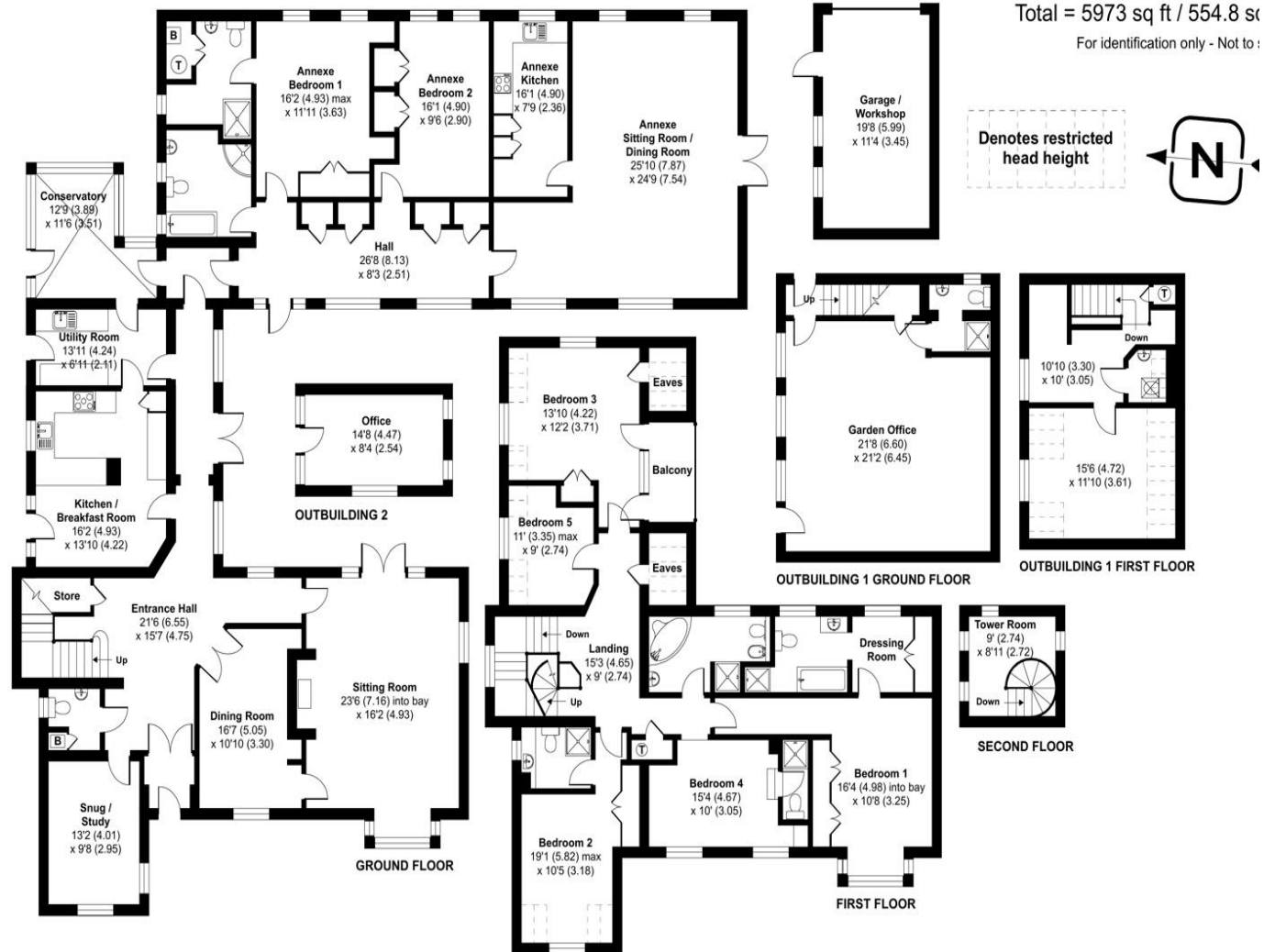


Annexe



Approximate Area = 4840 sq ft / 449.6 sq m (includes Annexe / Garage / Worksh
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Outbuildings = 933 sq ft / 86.7 sq m
 Total = 5973 sq ft / 554.8 sq m

For identification only - Not to:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Charters Estate Agents Limited. REF: 960005





LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band - G

ASKING PRICE

£1,500,000

TENURE

Freehold

** Under the 1979 Estate Agents Act we are required to declare that the vendor of the property is associated with Charters.*