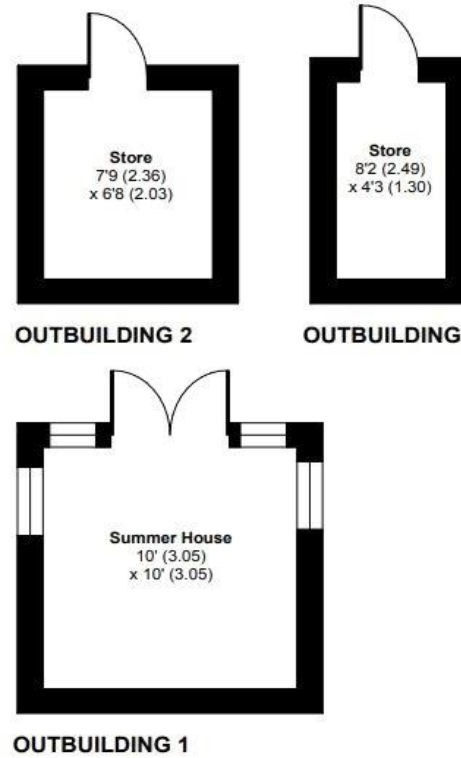
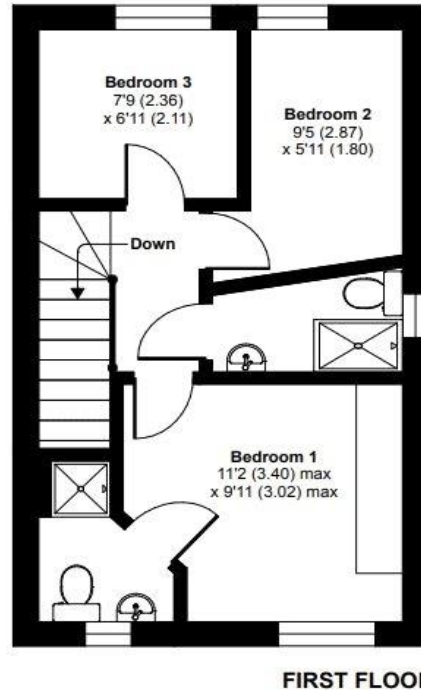
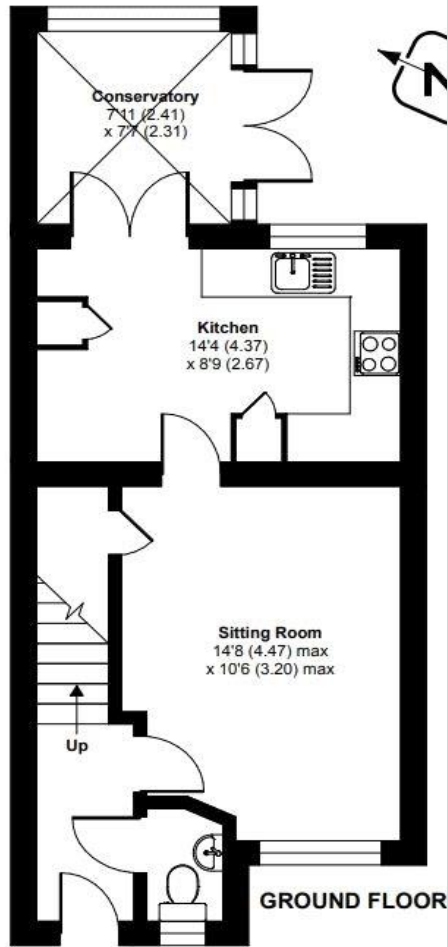






ACCOMMODATION

A modern semi-detached home, showcasing three bedrooms converted from a two bed, particularly spacious and positioned within a popular, select development of similar properties, constructed in 2017, benefiting from the remaining new home warranty. Presented to an exacting standard throughout, the contemporary social flow is typified by the open plan kitchen diner with gloss units, integrated appliances and feature French doors to the garden. This is accompanied by a sitting room able to accommodate a large corner sofa. The first-floor features two double bedrooms with the master hosting a stylish ensuite shower room. To the fore, is ample parking for up to three vehicles and the property is situated within a few minutes' walk of the centre of Downton. There is an abundance of picturesque countryside walks to enjoy via the nearby water meadows and New Forest National Park, yet excellent communication links provide easy access to Bournemouth, Salisbury and Southampton.



Approximate Area = 796 sq ft / 73.9 sq m
 Outbuildings = 187 sq ft / 17.4 sq m
 Total = 983 sq ft / 91.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	88
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 969568



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

- Modern semi-detached home
- Positioned in a popular development
- Benefiting from the remaining new home warranty
- Contemporary throughout
- French doors leading to the garden
- Nearby picturesque countryside walks

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band: C

GUIDE PRICE

Asking Price £290,000

TENURE

Freehold