



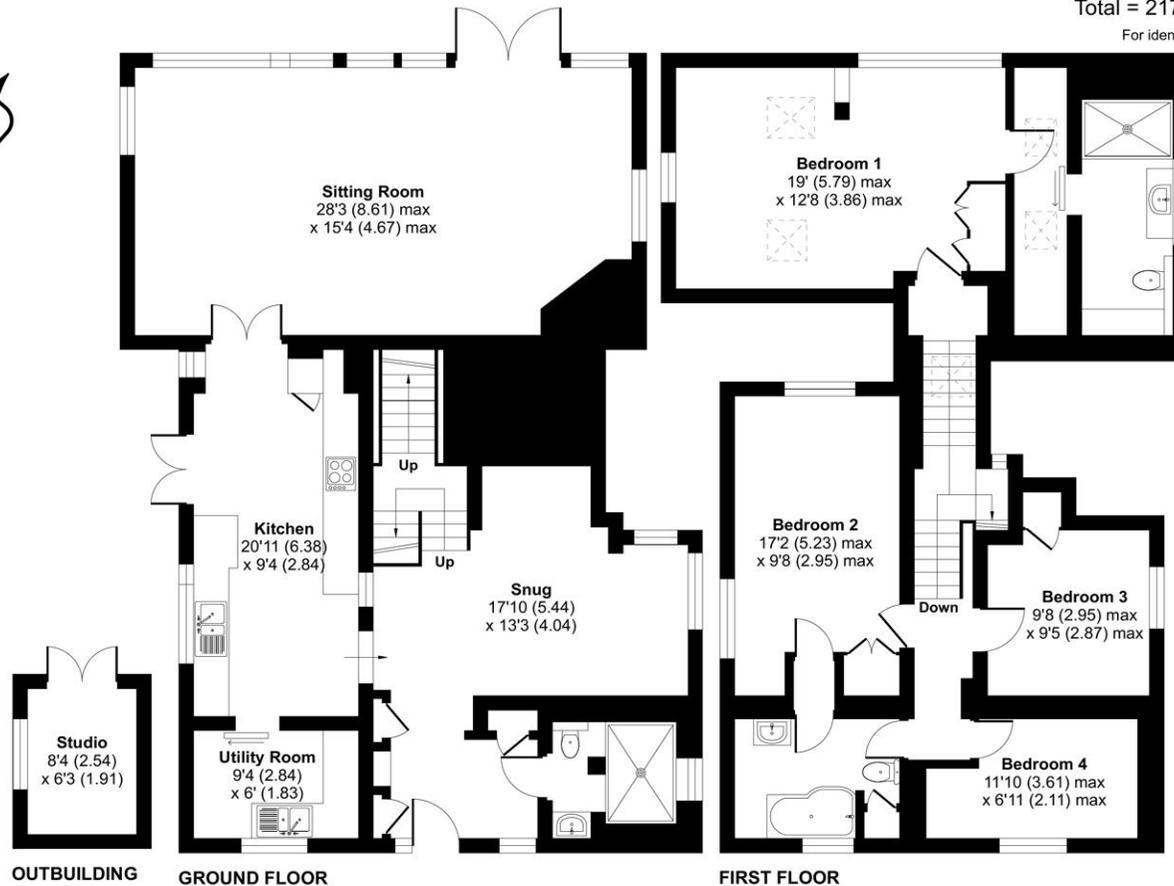
Lode Hill, Downton, Salisbury, Wiltshire, SP5 3PW



ACCOMMODATION

A beautifully presented and extended period cottage believed to date back to the turn of the century enjoying spectacular views over open countryside to the rear. Situated within the popular Wiltshire village of Downton which is highly regarded this attractive home offers a wealth of period features including a feature open Inglenook fireplace in the snug, and exposed brick work which fuses seamlessly with many contemporary design features. A modernised kitchen features ample storage space, sleek countertops, integrated appliances and is complemented by a useful utility room. The Kitchen leads through to the stunning oak and glass rear sitting/ dining room with a cosy log burner. A modern shower room completes the ground floor accommodation. On the first floor the impressive vaulted principal bedroom suite features floor to ceiling windows and is accompanied by a dressing room and stunning ensuite. On this level there are three further well-proportioned bedrooms, all of which are served by the three-piece family bathroom. A well-proportioned living space is supplemented by a large two-tiered garden with raised sun terrace overlooking the open countryside beyond. No. 49 has been greatly extended over recent years and enjoys a most privileged rural aspect, yet is close to traditional amenities in the village.

Approximate Area = 2124 sq ft / 197.3 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 2175 sq ft / 202 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(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). © nlicom 2023. Produced for Charters Estate Agents Limited. REF: 1069235



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

- Beautifully presented character cottage
- Exposed wooden beams, Inglenook fireplace
- Three bathrooms
- Four bedrooms
- Main bedroom suite and dressing room
- Idyllic village location
- Off road parking
- Excellent local schooling
- Large mature rear garden

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band D

GUIDE PRICE

Asking Price £730,000

TENURE

Freehold