

2 Green Lane, Downton, Salisbury SP5 3SY



A beautifully presented, light and spacious mid-terrace house located in a quiet, popular cul-de-sac within easy reach of local village amenities and open countryside.

Hall, cloakroom/WC, kitchen, sitting room, dining room, principal bedroom with en-suite shower room/WC and balcony, 2 further double bedrooms and family bathroom/WC. Enclosed part-walled garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band C. No forward chain.

Price: £425,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

Outgoings: Council tax band: E Amount payable: £2026/27 £3101.46

Services: Mains water, electricity, drainage and gas fired central heating via radiators.

Location: The property is located in a quiet position within the centre of Downton.

To locate: From Fordingbridge, proceed in the direction of Salisbury on the A338. After approximately 5 miles turn right at the traffic lights in Downton and proceed towards the end of The Borough where Green Lane will be found on your right hand side.

The popular & historic community of Downton benefits from a number of local pubs, a café and shops including a barber and pharmacist. There are Doctors & Dental practices, Junior School & the Trafalgar Secondary School together with St Lawrence Parish Church, a Roman Catholic, Congregational Church & Public Library. Downton is noted for its annual Cuckoo Fair which takes place each Spring Bank holiday. The Cuckoo Fair draws huge crowds and is said to date from the 13th century. The village is well located for access to a number of important centres with Salisbury some 7 miles to the north, Fordingbridge & Ringwood & Bournemouth , 6,12 & 23 miles respectively to the south. The M27 can be reached via the B3080 & Cadnam, some 9 miles distant with Southampton approximately 17 miles.

A beautifully presented mid-terrace village home of traditional cavity wall construction, featuring brick and part-rendered elevations beneath a tiled roof. The property offers well-arranged and updated accommodation throughout, together with an enclosed rear garden, a newly laid patio, and rear access to the banks of the picturesque River Avon.

Upvc door to Hall: Stairs to first floor.

Cloakroom: WC. Washbasin.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces and stainless steel sink. Space for fridge/freezer. Integrated electric double oven and induction hob with extractor over. Space and plumbing for washing machine and dishwasher. Gas fired boiler. Heated towel rail.

Sitting room: Adams style fireplace with fitted gas fire. Open to:

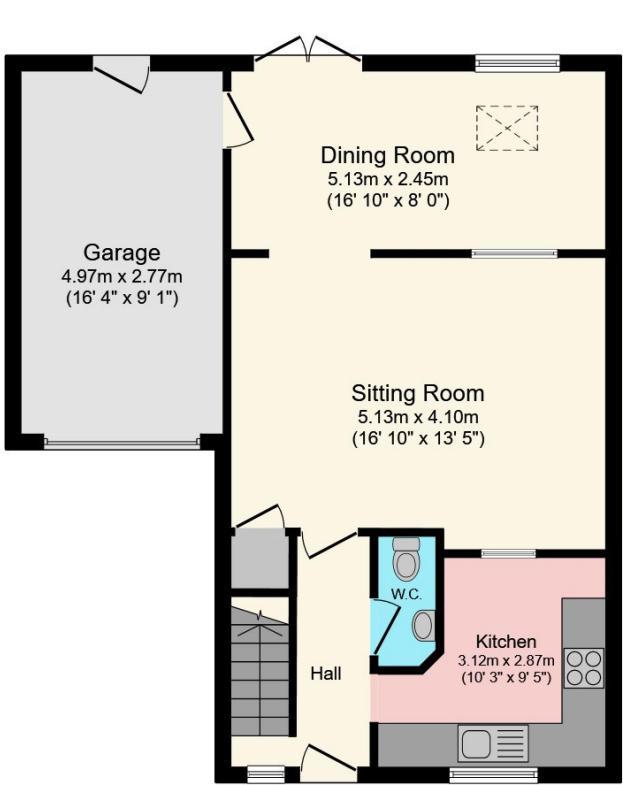
Dining room: French doors to patio and garden. Door to garage.

Bedroom 1: Fitted wardrobes. Door to balcony overlooking the River Avon. Radiator.
En-suite: Shower enclosure with mains shower. Washbasin. WC. Radiator.

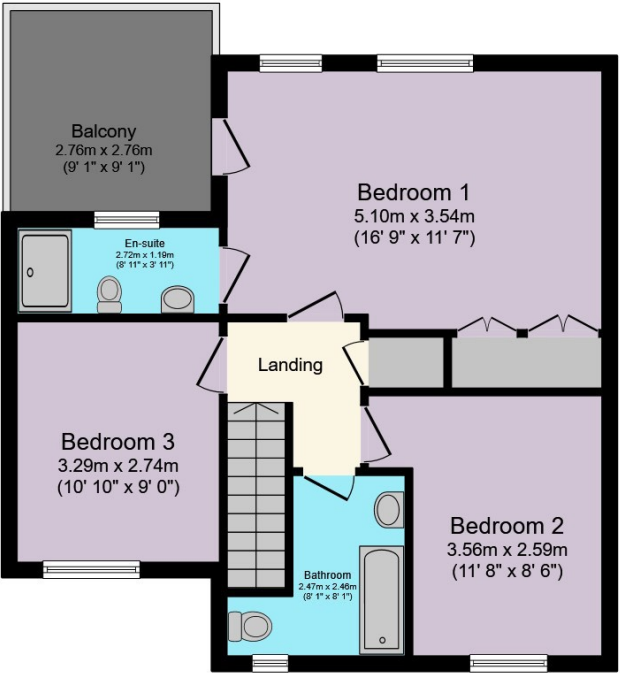
Bedroom 2: Double bedroom.

Bedroom 3: Double bedroom.

Family bathroom: Panelled bath with glazed screen. Vanity washbasin. WC. Heated towel rail.



Ground Floor



First Floor

Total floor area: 117.3 sq.m. (1,262 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io