



## 40 The Borough

Salisbury, SP5 3ND

Guide price £725,000



A truly exceptional cottage offering a blend of character and modern convenience. Borough Cottage is a recently extended and fully modernised property with a deceptive level of flexible accommodation, the property has been meticulously finished showcasing exceptional workmanship throughout with high quality fixtures and finishes. The accommodation comprises 2/3 reception rooms, 7m kitchen, utility room, master bedroom suite with dressing area and en-suite, 2/3 further bedrooms, family bathroom and cloakroom. Outside the cottage has an attractive rear garden with Southerly aspect and two private parking spaces.



## Location

Located in The Borough, Borough Cottage sits within the heart of this extremely popular village with numerous amenities close by, the extremely popular primary/secondary schools, café, public house and supermarket are all within a short walk. Downton also boasts a village church, doctors, dentist, opticians amongst others. The village is located a short distance from the New Forest national park as well as providing great access to the South Coast, Salisbury and Fordingbridge are a short distance.

## Precise of work

Existing property - overhaul of thatch roof and new ridge, rewired, new heating system, new high quality timber windows, new plumbing system and sanitary wear, installation of certificated log burner, new flooring. Extension – locally sourced Douglas Fir cladding, latest levels of modern insulation, new heating system (partially under-floor), hand built kitchen/utility room units and cabinetry, integral appliances, new wiring/lighting systems, new plumbing, high quality timber windows and doors, new flooring. Landscaped garden with new fence, stone patio, gravelled parking spaces.

## Sitting Room 18'4" x 11'9" (5.6m x 3.6m )

Twin casement windows to front aspect, range of exposed beams and brickwork. Fitted log burner with tiled hearth and log store, timber mantle. Stairs to first floor with cupboard under, column radiator, wall lights and herringbone vinyl flooring.

## Bedroom Two/Play Room/Snug 11'11" x 7'8" (3.65m x 2.35m )

Casement windows to front and rear aspects, feature wall beams, column radiator and ceiling spotlights.

## Inner Lobby 5'2" x 4'5" (1.6m x 1.35m )

Feature picture window to side aspect. Herringbone vinyl flooring. Door to:

## Kitchen/Dining/Day Room 22'11" x 14'1" (7m x 4.3m )

A truly outstanding space which can only be appreciated in person. The entire space has 'wet' underfloor heating with herringbone vinyl flooring. Kitchen area with hand built painted wall and base units with Quartz and English Yew worksurface over. Inset double Belfast sink with boiling water mixer tap. Dual fuel range cooker with extractor hood over, integral dishwasher and space for fridge/freezer (with water supply). Doors to rear garden and casement window to side aspect, inset ceiling spotlights. Living/Dining Area with front door, stairs to first floor with oak/glazed balustrading. Built in shoe cupboard.

## Utility Room 7'4" x 7'0" (2.25m x 2.15m )

Range of fitted wall and base units with worksurface over. Inset sink unit with mixer tap, plumbing and space for washing machine. Full height cupboard housing gas combination boiler, underfloor heating, door to:

## Cloakroom

Low level WC, vanity wash hand basin with cupboard under. Window to rear aspect, underfloor heating, telephone and TV points.

## Study 7'10" x 10'4" (2.4m x 3.15m )

Inset ceiling spotlights, underfloor heating. Internal window to side, internal window overlooking lobby, telephone and TV points.

## First Floor (Front)

## Master Bedroom 12'5" x 14'9" reducing to 12'1" (3.8m x 4.5m reducing to 3.7m )

Casement window to front and rear aspect. Exposed wall, ceiling beams and exposed brickwork. Ceiling spotlights and column radiator.

## Dressing Area 7'2" x 6'0" (2.2m x 1.85m )

Semi open-plan to bedroom. Column radiator and ceiling spotlights.

## En-Suite 5'10" x 7'4" (1.8m x 2.25m )

White concealed cistern WC, vanity basin and walk-in shower enclosure with tiled splashbacks and thermostatic controls. Obscure glazed casement window to front, column radiator, exposed beams and ceiling spotlights.

## First Floor Landing (Rear)

Access to loft space. Radiator.

## Bedroom Three 14'1" x 9'10" (4.3m x 3m )

Lovely room with double doors overlooking the rear garden with glazed Juliette balcony. Window and Velux to either side, radiator and ceiling spotlights.

## Bedroom Four 14'1" x 7'10" (4.3m x 2.4m )

Window and Velux window to either side. Full height built in wardrobe, radiator and telephone point.

## Bathroom

White panelled bath with mixer taps and thermostatic shower over, vanity wash hand basin and concealed cistern WC. Tiled splashbacks, Velux window to side and heated towel rail.

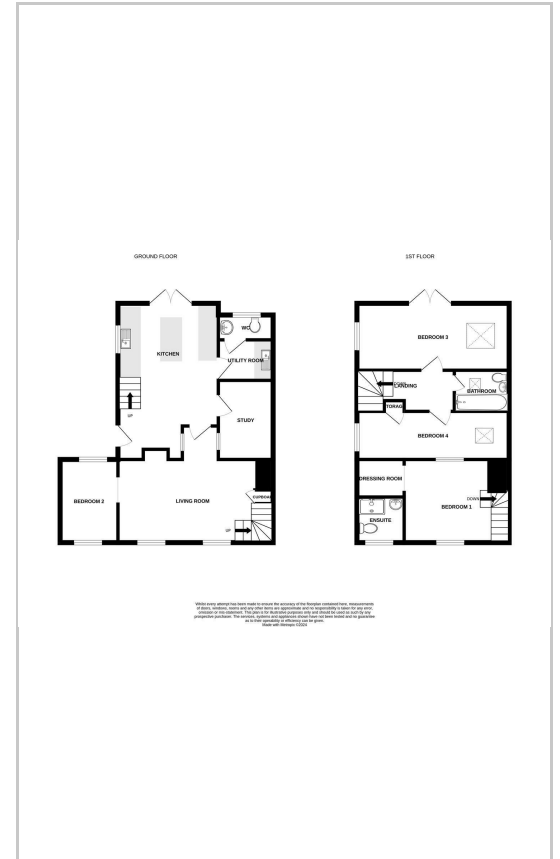
## Bathroom

The property will be accessed via a high level pedestrian gate and shared double automated gates. Immediately outside the cottage is a sandstone patio with outside lights and tap, the patio stretches to the rear of the cottage with further outside lighting and socket. Beyond the patio is a level area of mature planting which is well enclosed by wooden and estate fencing. To the far end of the garden is a gate leading to a double width drive/parking area with space for two vehicles comfortably.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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