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WHITES

The Thatched Cottage, 45 The Headlands, Downton, Salisbury, Wiltshire, SP5 3HJ

£1,700 PCM

About The Property

Accommodation comprises;

Entrance into an open plan living room with large feature inglenook fireplace and wood burning stove to other fireplace, feature beams and double doors into a study with doors into the garden. Rear lobby with door to garden and feature bottle rack. Kitchen/breakfast room with hand painted units, gas hob, electric oven and dishwasher; pantry cupboard with American style fridge/freezer, French doors to the garden from the dining area. From the living room there is a small hall leading to a modern ground floor shower room.

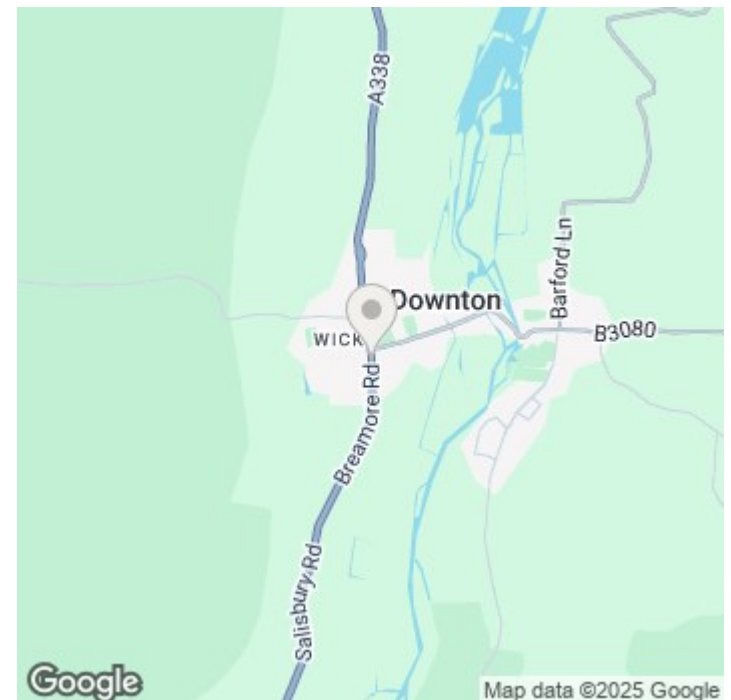
Upstairs; landing with original stained wooden flooring. Bedroom one, double with feature fireplace. Bedroom two, single with fitted cupboard. Bedroom three, double with hanging space. Spacious bathroom with hand held shower over the bath, storage cupboard and boiler cupboard. Stairs up to a fourth double bedroom with double doors into a storage room or dressing area.

Outside; attractive enclosed rear garden with mature and well stocked borders, two small feature ponds, terrace with pergola and parking for 2 cars. Detached single garage.

The property benefits from gas central heating and some secondary double glazing.



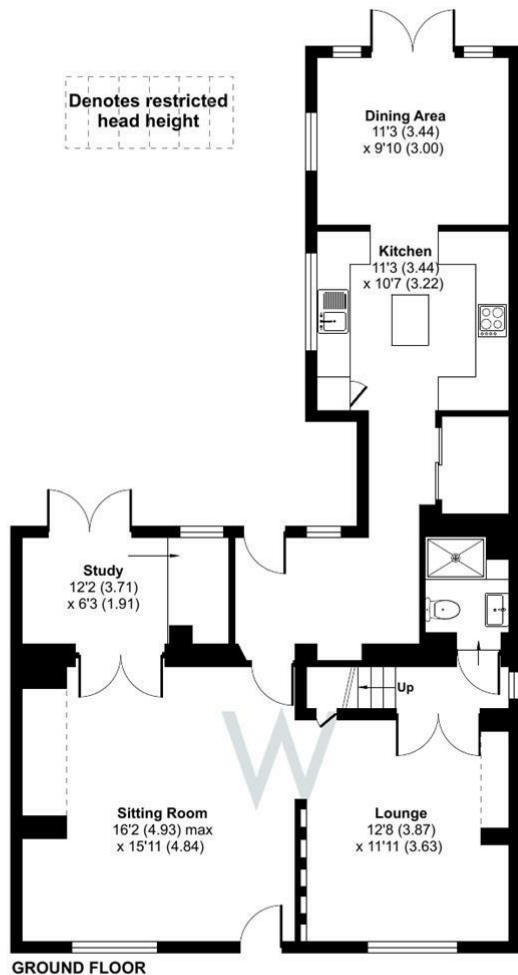
- Thatched Cottage
- Four Bedrooms
- Two Reception Rooms
- Well Proportioned Garden
- Off Street Parking
- Gas Central Heating
- Short Term Let
- White Goods Included
- Unfurnished
- Popular Location Of Downton







Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1329179



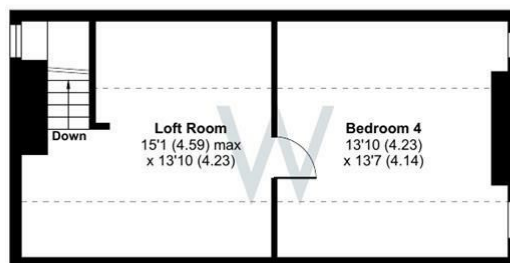
The Headlands, Downton, Salisbury, SP5

Approximate Area = 1738 sq ft / 161.4 sq m

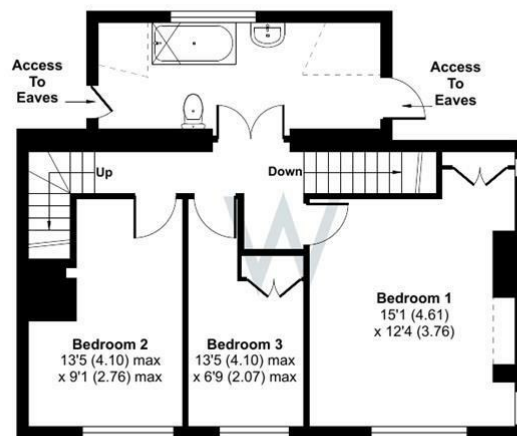
Limited Use Area(s) = 283 sq ft / 26.2 sq m

Total = 2021 sq ft / 187.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

Further Information

Let available date: 22nd July 2025

NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Cottage - Semi Detached

Furnish type: Unfurnished

Deposit: £1,960

Local authority: Wiltshire

Council Tax: Band E

EPC: D(66)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 