

# Myddelton & Major



36 High Street  
DOWNTON









## A charming Grade II Listed period cottage, split over three floors, set in a highly popular village

Tenure: Freehold

Size: 874 ft<sup>2</sup>

EPC Rating: Exempt (Grade II Listed)

Council Tax Band: To be  
assessed on sale



2



1



1



2

**Services** - All mains services are available. Ofcom suggests broadband speeds of up to 80 Mbps and some mobile networks coverage may be limited indoors.

Salisbury Market Square 7 Miles • Southampton 19 Miles • Salisbury Hospital 5.8 Miles • The Goat 0.5 Miles

## 36 High Street, Downton, Wiltshire, SP5 3PJ

- Two Double Bedrooms
- Grade II Listed
- Popular Village Location
- Three Storeys
- Holiday Let Potential
- Period Features
- Close to Village Amenities
- Car Port
- South Facing Garden
- Summer House

### The Property

Currently run as a successful holiday let and therefore chain free, this beautifully presented Grade II Listed period cottage is ready for any buyer to move straight in, and only a stones throw from everything Downton has to offer. The front door on the high street is more of a suggestion as there is access to the rear of the property, garden and car port, via a shared gravelled driveway.

Downstairs there is a wonderfully cosy sitting room with a feature, exposed-brick fireplace and wood burner. The kitchen at the back of the property, which can be used as the entrance, has a light and welcoming feeling, some storage and enough room for a table and chairs. There are stunning wooden beams throughout the downstairs, seamlessly bringing the rooms together without compromising on the separate living spaces.

The first floor comprises of one of the two double bedrooms and the family bathroom. The second double bedroom is found on the top floor. Both bedrooms stretch the width and length of the property, giving ample light from the dual aspect windows and useful storage space. The recently revamped bathroom has a full bath with shower.







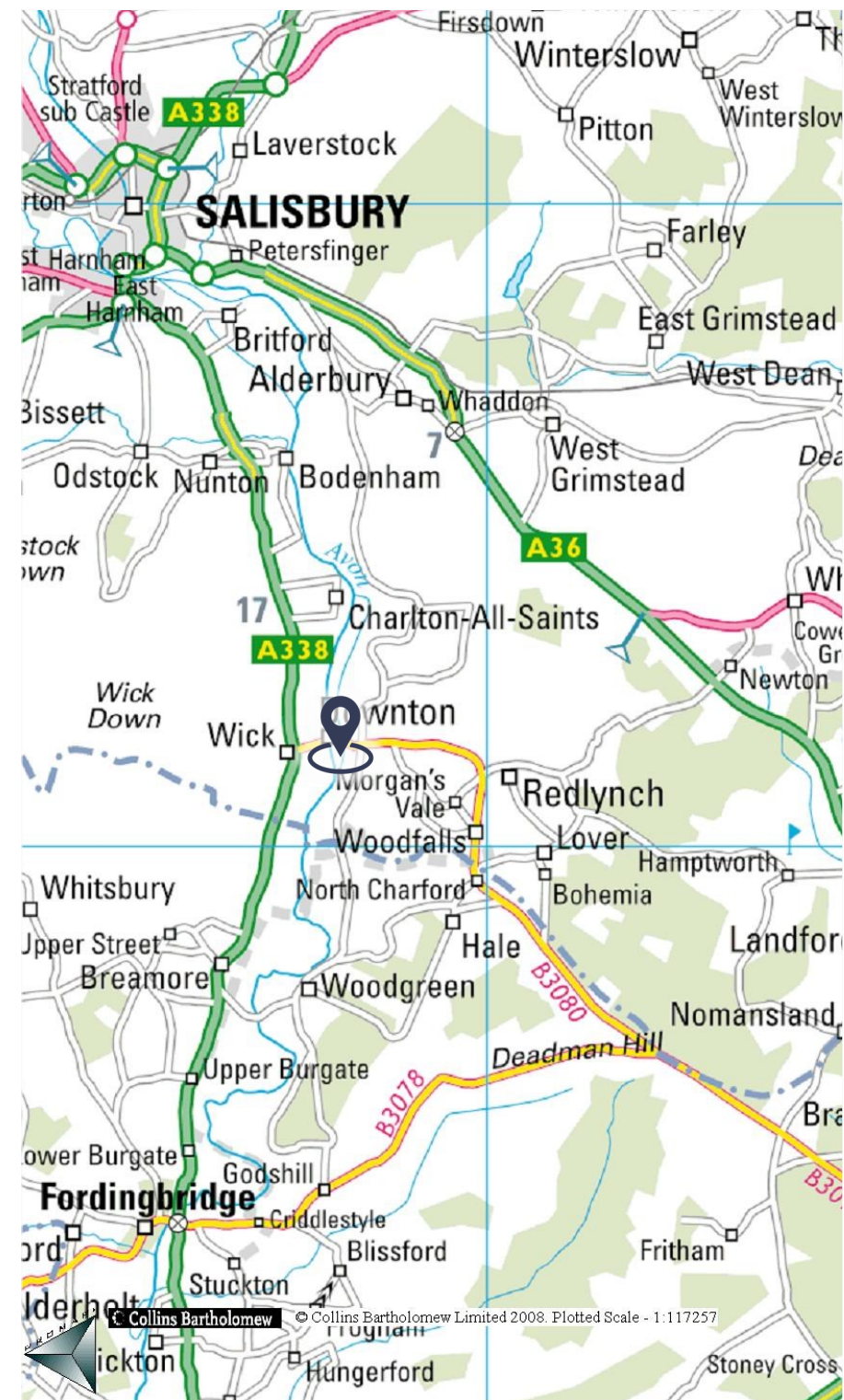
## Outside

Across the rear driveway, is the car port and parking space and beyond this, the south facing private garden. Recently landscaped and with summer house, it is laid mainly to lawn with raised flower bed, patio area with hedging, shrubs, bushes and trees.

## Location

Downton is a thriving and highly sought after Wiltshire village located just over seven miles south east of the cathedral City of Salisbury. The village has an excellent range of amenities including doctors and dental surgeries, a library, a number of shops, primary and secondary schools, three pubs, a village hall, a café and sports centre. It also hosts the well-regarded annual village fair (Downton Cuckoo Fair) and has excellent transport links with ready access to the New Forest and both Southampton and Bournemouth airports.

Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline station.







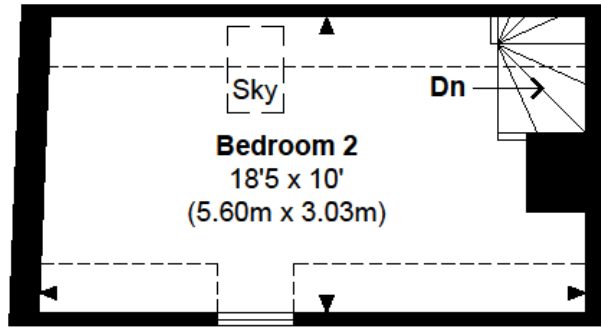
36  
VILLA ROAD



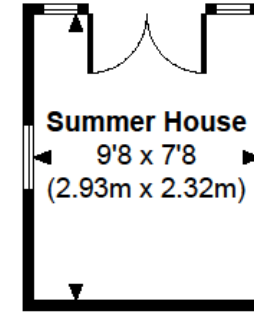
# High Street

Approximate Gross Internal Area  
 Main House = 874 Sq Ft / 81.15 Sq M  
 Car Port = 179 Sq Ft / 16.62 Sq M  
 Summer House = 73 Sq Ft / 6.80 Sq M  
 Total = 1126 Sq Ft / 104.57 Sq M

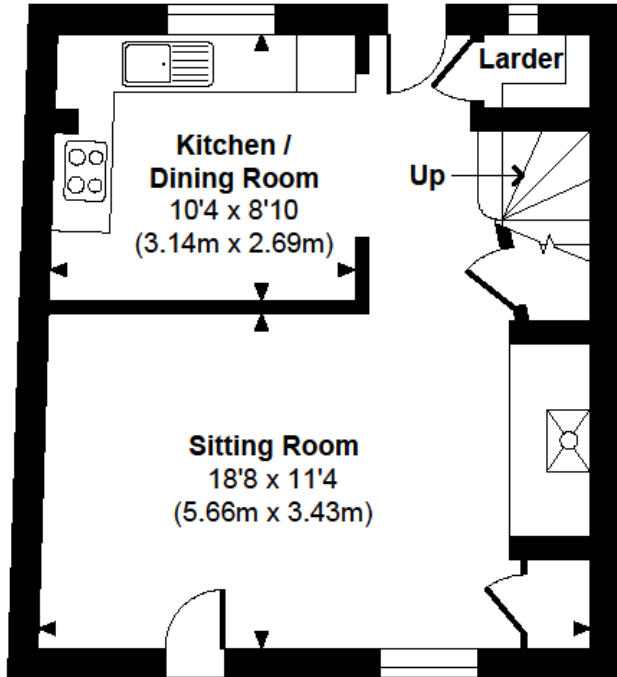
Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



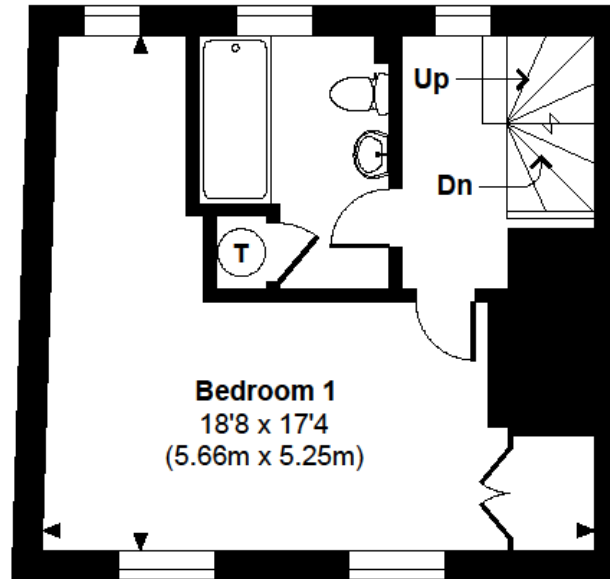
**SECOND FLOOR**



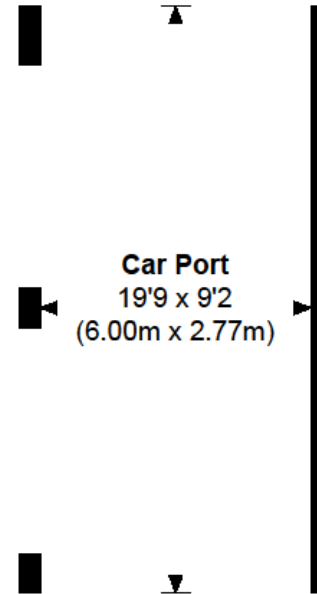
**SUMMER HOUSE**



**GROUND FLOOR**



**FIRST FLOOR**



**CAR PORT**



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

--- Indicates restricted room height less than 1.5m.

**Disclaimer Notice**

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**Myddelton & Major**





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