



**Connells**

Batchelor Way  
Downton Salisbury

Batchelor Way  
Downton Salisbury SP5 3FN

for sale offers in excess of  
**£400,000**



### Property Description

A modern three bedroom detached house. Benefitting from a stylish kitchen/dining room, master bedroom with en-suite and corner plot style garden. Located in this sought after village of Downton with its high street, post office and garage. With commuting links to the historic city of Salisbury.

There is an option for the purchaser to buy the freehold for £2000.



## Entrance Hall

## Cloakroom

Wash hand basin and WC.

## Lounge

14' 5" x 11' 10" ( 4.39m x 3.61m )

Feature fire place, front aspect.

## Kitchen Diner

23' 3" x 9' 1" ( 7.09m x 2.77m )

Comprising a range of wall and base units with work surfaces over, built in oven, inset hob unit with extractor over, built in and concealed fridge/freezer, space for washing machine, breakfast bar, rear aspect and French doors to garden

## Bedroom One

12' 2" x 9' 8" ( 3.71m x 2.95m )

Fitted double wardrobe, door to en-suite, front aspect.

## En-Suite

Comprising a double shower cubicle, wash hand basin and WC.

## Bedroom Two

9' 2" x 8' ( 2.79m x 2.44m )

Rear aspect.

## Bedroom Three

11' 4" x 8' 3" ( 3.45m x 2.51m )

Rear aspect.

## Bathroom

Comprising a panel enclosed bath with shower over, wash hand basin, WC and heated towel rail.

## Outside

Small artificial grassed lawns with shrubs.

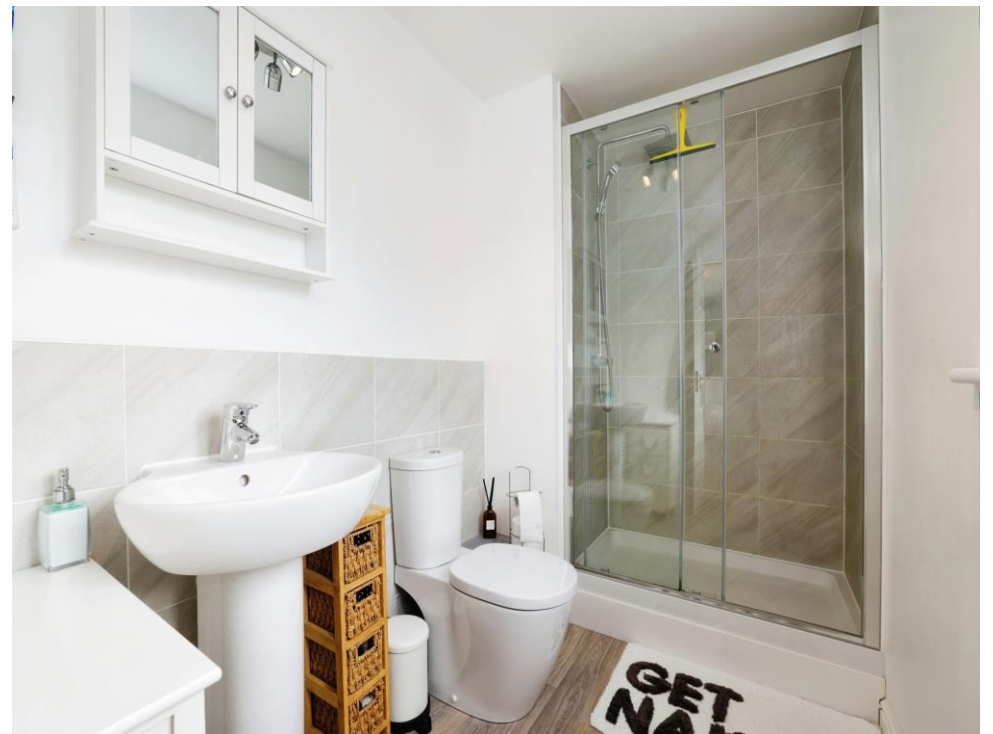
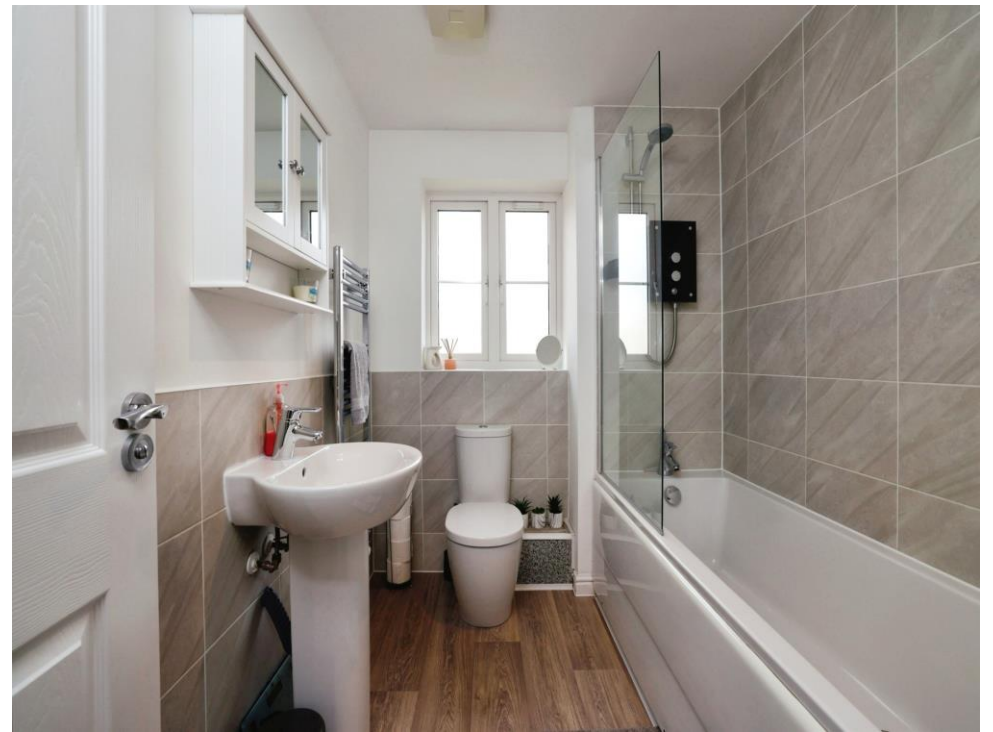
## Rear Garden

This generous garden is enclosed by wood panel fencing with a patio area adjacent to house and further laid to lawn area. A decked seating area in the corner, two garden sheds. With gated side access leading to..

## Driveway

For two cars

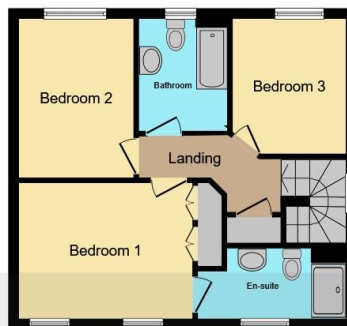




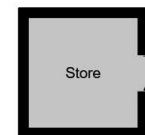




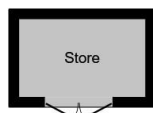
**Ground Floor**



**First Floor**



**Outbuilding 1**



**Outbuilding 2**



**Outbuilding 3**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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46-50 Castle Street  
Salisbury SP1 3TS

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL307149](http://connells.co.uk/Property/SAL307149)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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