



**Apple Tree Cottage High Street, Downton Salisbury SP5 3PG**

**welcome to**

**Apple Tree Cottage High Street, Downton Salisbury**

This charming semi-detached cottage is in the heart of Downton Village. With two bedrooms, exposed beams, and an inglenook fireplace, it offers a piece of history with an abundance of natural character, making it an ideal home, buy-to-let, or holiday retreat.



## Appletree Cottage

### Sitting Room

14' 1" Into Bay x 13' 3" to fireplace ( 4.29m  
Into Bay x 4.04m to fireplace )

### Kitchen

12' x 8' 6" ( 3.66m x 2.59m )

### Cloakroom

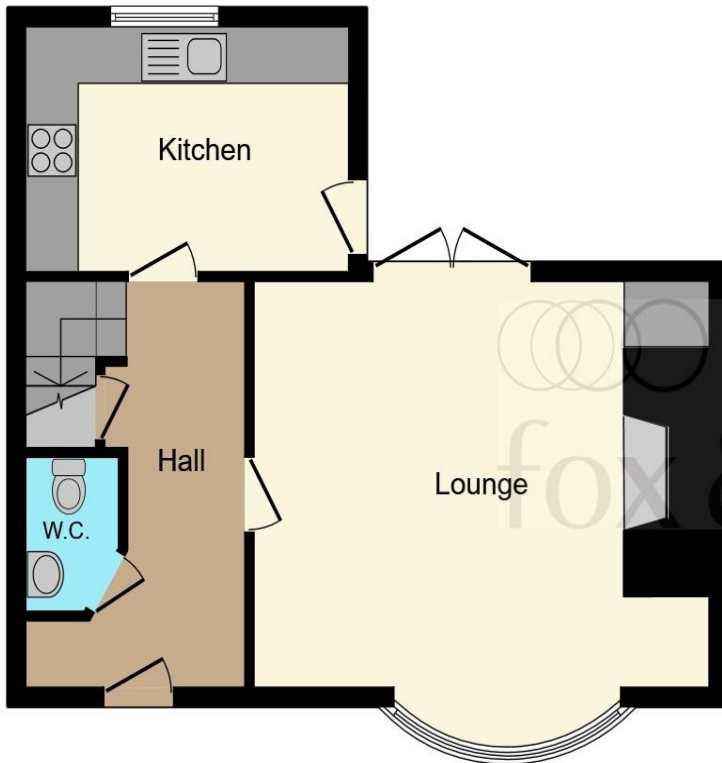
### Bedroom 1

13' 6" x 7' 9" ( 4.11m x 2.36m )

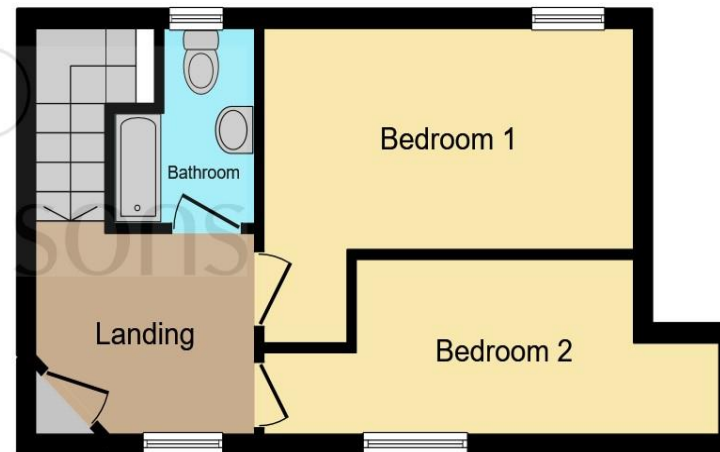
### Bedroom 2

12' 2" excluding door recess x 6' 6" max ( 3.71m excluding door recess x 1.98m max )

### Bathroom



**Ground Floor**



**First Floor**

Total floor area 75.1 sq.m. (808 sq.ft.) approx

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)

welcome to

## Apple Tree Cottage High Street, Downton Salisbury

- Period Cottage, constructed around 1750-1800 and is a building of Special Architectural or Historic Interest, listed Grade 2
- Lounge with Inglenook Fireplace
- Exposed Beams and Flagstone Flooring
- Low Maintenance Garden
- Central Downton Location, Close to Amenities

Tenure: Freehold EPC Rating: D

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/FDB104696](https://fox-and-sons.co.uk/Property/FDB104696)



Property Ref:  
FDB104696 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01425 652121**



[fordingbridge@fox-and-sons.co.uk](mailto:fordingbridge@fox-and-sons.co.uk)



8 Salisbury Street, FORDINGBRIDGE,  
Hampshire, SP6 1AF



**fox-and-sons.co.uk**