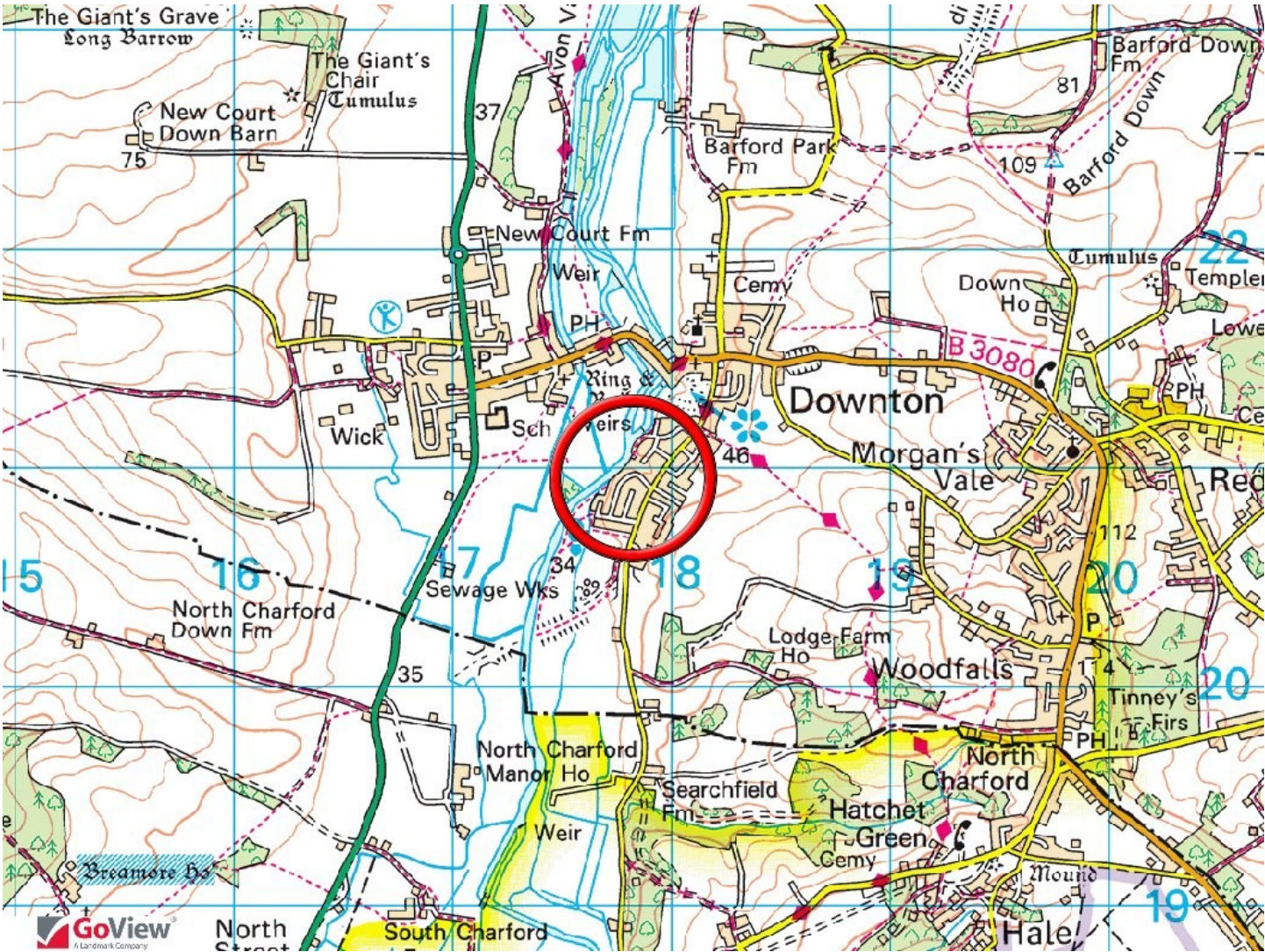


5 Squarey Close, Downton, Salisbury SP5 3LQ



A light and airy detached bungalow located in a quiet, popular cul-de-sac.

Hall, sitting room, kitchen, conservatory, 3 bedrooms and shower room/WC. Garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band E. No forward chain.

Price: £350,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
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Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

Outgoings: Council tax band: D Amount payable 2025/26: £2,148.43

Services: Mains water, electricity and drainage.

Location: The property is located in a quiet position on the outskirts of the village.

To locate: From Fordingbridge, proceed in the direction of Salisbury on the A338. After approximately 5 miles turn right at the traffic lights in Downton and proceed through The Borough into the High Street. Turn right into Moot Lane & continue for a further 0.5 mile or so taking the second right into Moot Gardens then right into Squarey Close.

The popular & historic community of Downton benefits from a number of local pubs, a café and shops including a barber and pharmacist. There are Doctors & Dental practices, Junior School & the Trafalgar Secondary School together with St Lawrence Parish Church, a Roman Catholic, Congregational Church & Public Library. Downton is noted for its annual Cuckoo Fair which takes place each Spring Bank holiday. The Cuckoo Fair draws huge crowds and is said to date from the 13th century. The village is well located for access to a number of important centres with Salisbury some 7 miles to the north, Fordingbridge & Ringwood & Bournemouth , 6,12 & 23 miles respectively to the south. The M27 can be reached via the B3080 & Cadnam, some 9 miles distant with Southampton approximately 17 miles.

A detached bungalow built in the 1960s with brick and rendered elevations under an interlocking tiled roof providing light and airy accommodation that is presented in good order while offering scope to update or reconfigure if desired.

Upvc door to Hall: Loft access. Radiator.

Sitting room: Adams style fireplace currently fitted with a gas fire (not in use). Radiator. Door to garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with timber work surfaces and stainless steel sink. Space for fridge/freezer. Integrated electric double oven and gas hob with extractor over. Space for washing machine and dishwasher. Radiator. Gas fired boiler.

Conservatory: Would benefit from updating/replacement. Upvc construction under a polycarbonate roof. Doors to both garden areas.

Bedroom 1: Radiator.

Bedroom 2: Radiator

Bedroom 3: Radiator.

Shower room: Walk-in shower unit with mains shower fitted. WC. Pedestal washbasin. Radiator.

