



10 The Old Tannery, Downton, Salisbury, Wiltshire

Jordan &  
Mason

# 10 The Old Tannery, Downton, Salisbury, Wiltshire, SP5 3FB

£299,950 Leasehold

## Brief Property Description

This delightfully appointed and well-proportioned first floor apartment was formed some thirty years ago within the restructured former historic Tannery, retaining the original Listed front facade.

The building has a security entry system and each floor is accessible by lift and stair. The well-presented and comfortable accommodation, with under floor and ceiling heating and double glazing, includes three bedrooms (the principal having an en-suite shower room) two with built-in double door wardrobes, large double aspect sitting/dining room, well fitted kitchen and family bathroom, all off a capacious entrance hall.

The property was formed with meticulous attention to detail to create an inviting atmosphere with the convenience of central village living. Viewing of this property is highly recommended.

## The Location and nearby Facilities

The property is located within the heart of the historic and particularly sought after village of Downton which lies to the south of the cathedral city of Salisbury. The village is conveniently situated for the New Forest National Park, Salisbury or south towards Ringwood and in turn Bournemouth, Southampton and the South Coast. The village itself supports a thriving community with an excellent choice of primary, secondary and pre-school facilities whilst it is also in the Salisbury Grammar schools catchment, library, Co-op supermarket with Post office, a butcher and a chemist, three public houses and a play park. The village also benefits from an indoor leisure centre, tennis and bowls clubs and its own minor league football club. There is excellent public transport to and from the village which is also renowned for its regionally famous annual Cuckoo Fair which attracts many visitors and sees the village come together on May Day to celebrate with arts and crafts and exhibitors from the local area and afar.



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**Directional note:**

Leave Salisbury on the A338 Downton Road and continue in a southerly direction. Proceed for around six miles and having entered the village of Downton turn left into The Borough, at the traffic lights by the Bull Inn. Proceed through the village passing the Co-op and the Goat public house. Continue over two bridges, through the "pinch point", over a third bridge and around the bend where The Old Tannery will be found on the left hand side. Enter the car park and there is allocated parking to the apartment at the rear. Limited additional visitor spaces are available for prospective viewers.

**Council Tax Band:** E

**Lease remaining:** Approx 845 yrs

(Share of Freehold)

**Ground rent:** N/A

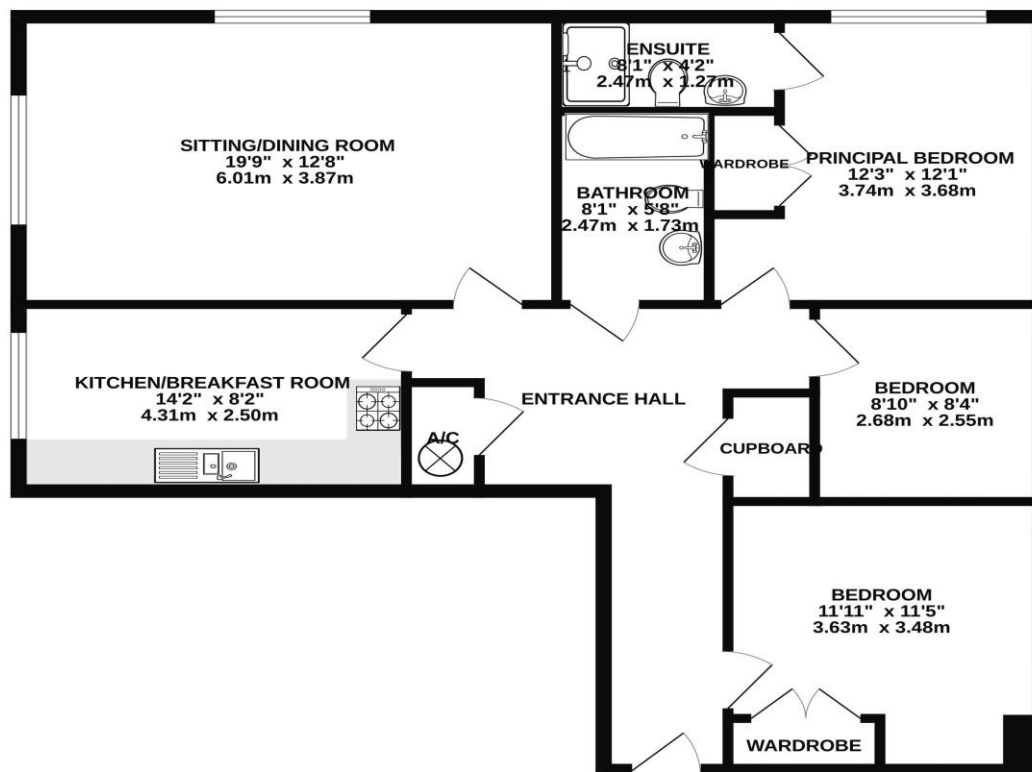
**Maintenance charge:** £2,450 ( 2023/2024)

**Property reference:** 00003356

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.  
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