



1 Squarey Close, Downton, Salisbury, Wiltshire, SP5 3LQ

Jordan &  
Mason

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£399,950 Freehold

### Brief Property Description

This detached, modern bungalow is situated at the beginning of a cul-de-sac in a desirable residential village setting, to the south of Salisbury. The flexible accommodation is superbly presented and currently offers two double bedrooms with two reception rooms although the dining room would easily adapt to bedroom three. The kitchen is spacious and includes a six-ring gas range cooker whilst the shower room is easily accessible with a generous, walk in, glass screened shower unit. An internal viewing is highly recommended.

### The Location and nearby Facilities

This lovely bungalow is located on the southern side of Downton, some six miles to the south of Salisbury. This historic village has an excellent range of amenities including a Co-op supermarket, butcher's shop, chemist, hairdresser and fish & chip shop. There are schools for all ages including the highly reputable Trafalgar Comprehensive and the C of E Primary. The village is within the catchment for both Salisbury' boys and Girls Grammar schools. There are both a doctors' and a dental practice, an indoor leisure centre, bowling and tennis clubs and a football club. The New Forest National Park is within a short drive and there is a regular bus service from Salisbury to the south coast towns passing through.

**Sitting Room** 16' 10" x 11' 6" (5.13m x 3.50m)

**Dining Room/Bedroom** 3 10' 10" x 8' 11" (3.29m x 2.71m)



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**Kitchen** 10' 10" x 8' 7" (3.31m x 2.62m)

**Bedroom 1** 13' 2" x 10' 10" (4.02m x 3.31m)

**Bedroom 2** 10' 0" x 9' 6" (3.06m x 2.89m)

**Shower Room** 9' 1" x 5' 8" (2.76m x 1.73m)

**Rear Utility Lobby** 25' 9" x 3' 11" (7.85m x 1.19m)  
Long work surface with range of cupboards under.

**Garage** 18' 0" x 8' 7" (5.48m x 2.61m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Postcode;**  
SP5 3LQ

**Directional note:**

Leave Salisbury on the A338 Downton Road toward Fordingbridge. After about five miles and upon reaching the main road traffic lights at The Bull Inn in Downton turn left into the village. Continue for about half a mile, passing through the pinch point, into the High Street. Note the chemist and library on the left and continue for a short distance up the hill before turning first right into Moot Lane. Proceed along the road and turn fourth right into Moot Gardens (second entrance) and Square Close is on the right.

**Council Tax Band:** D

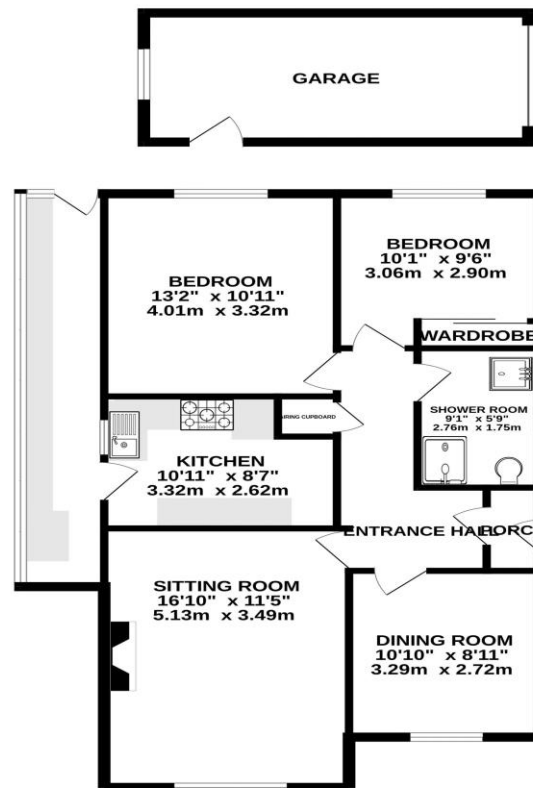
**Property reference:**

00003457

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



1 SQUAREY CLOSE  
TOTAL FLOOR AREA: 1003 sq.ft. (93.2 sq.m.) approx.  
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**Jordan & Mason**  
4 St Thomas' Square  
Salisbury  
Wiltshire  
SP1 1BA  
[jordanshomes.co.uk](http://jordanshomes.co.uk)

**Here to help....**

Local agent: Kyla Scougall  
01722 441 999  
ks@jordanshomes.co.uk



**Jordan & Mason**

Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)