



28 Hamilton Park, Downton, Salisbury, SP5 3QN

WHITES

£365,000 Freehold

## About The Property

A modern three bedroom semi detached house with attractive brick and flint elevations and offering superb views over Barford Downs to the rear. Set in a pleasant cul de sac on the edge of this popular village, the house would make an ideal purchase for families and those seeking a private, quiet location within easy reach of several amenities.

The property was constructed approximately 30 years ago and has been improved by the current owner who has recently redecorated the house throughout, installed a new gas boiler and updated the electrics.

The accommodation comprises an entrance hallway with stairs and this leads to a cloakroom and a sitting/dining room. This has space for a table and chairs, a wall mounted digital control for the central heating and French doors leading out on to the low maintenance rear garden.

The kitchen has a good range of units with an integrated electric oven with a four ring gas hob and extractor over, together with space for the usual appliances. There is wood effect flooring throughout the ground floor.

On the first floor there is a large landing area with a window to the front aspect and two bedrooms with a fitted wardrobe and cupboard in the larger bedroom to the rear. There is also a family bathroom with a white suite, a shower over the bath, part tiled walls and wood effect flooring.

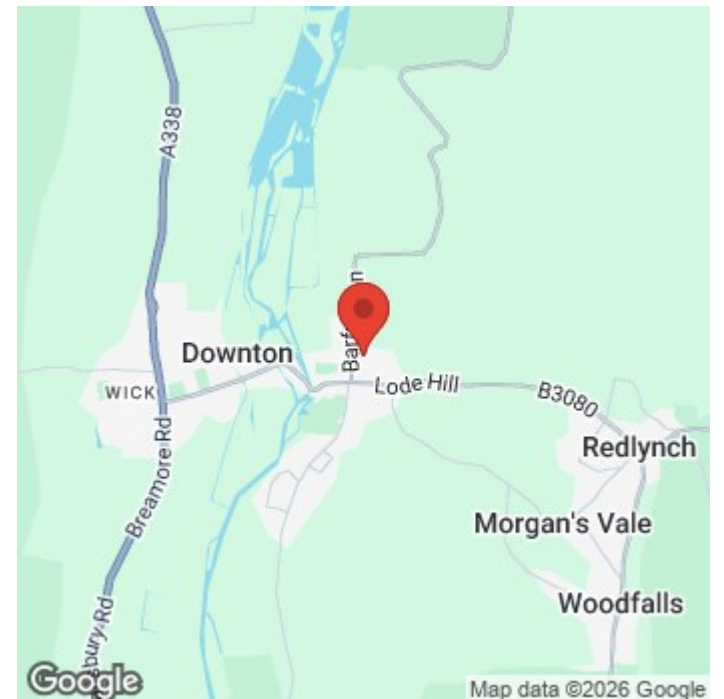
On the second floor is a landing storage cupboard and the main bedroom, which has superb far reaching views across open fields to the rear, which can also be seen from bedroom two. The house also benefits from PVCu double glazing throughout and gas fired central heating.

To the front of the house is a garden area and a cupboard housing gas & electric meters. The rear garden is brick paved with flower borders and enclosed by timber fencing. There is a rear access gate and a door leading in to the single garage (5.31m x 2.66m) which has an up and over door, power and light, useful loft storage and there is a parking pace in front of it. there is also a communal car parking area to the side of the property.

Hamilton Park is a popular cul de sac lying on the edge of this village with easy access to the New Forest. It has a thriving community and there are good amenities in the village which include a Co-op store, doctors, a pharmacy, a tennis club, the Borough Cafe, churches, schools (primary and secondary) and public houses. The house is offered with no onward chain.



- Attractive semi detached house over three floors
- Three bedrooms
- Sitting/dining room
- Kitchen
- Bathroom and cloakroom
- PVCu DG and gas CH
- Garage and off road parking
- Low maintenance garden
- Superb countryside views to the rear
- No chain





## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2416.99 (2025/2026)

Tenure: Freehold

Services: All mains services connected.

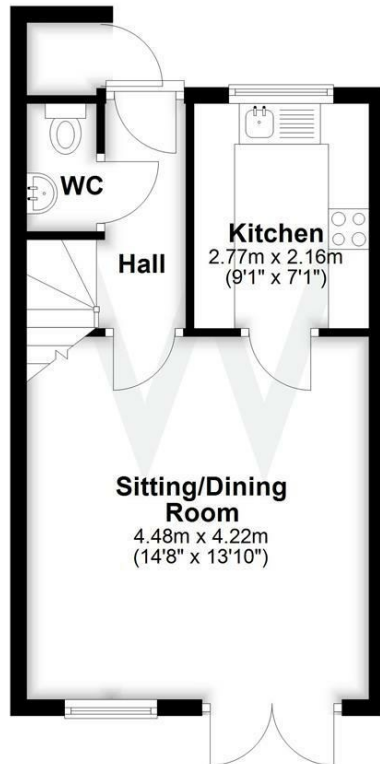
Heating: Gas central heating.

Directions: Leave Salisbury on the A338 Bournemouth road and in Downton turn left at the traffic lights in to The Borough. Continue through the village in to Lode Hill and just before the traffic lights turn left in to Hamilton Park. Follow the road around to the left and the property can be found towards the end on the right hand side.

What3words: ///everybody.blissful.freedom

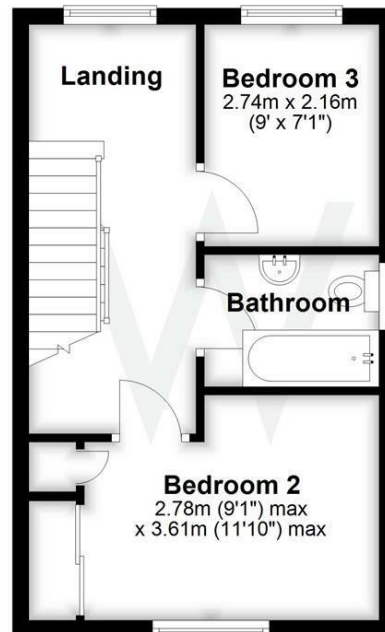
### Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



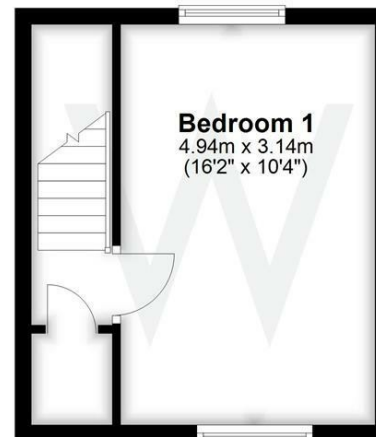
### First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



### Second Floor

Approx. 20.9 sq. metres (225.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	