

22 Hamilton Park, Downton, Wiltshire, SP5 3QN



 Myddelton & Major

We are proud to present

22 Hamilton Park

Downton, Wiltshire, SP5 3QN

A well-presented two-bedroom end-of-terrace home, enjoying a private rear garden, off-road parking, single garage and delightful views over open countryside.

- Attractive two-bedroom end-of-terrace house
- Delightful views over open countryside to the rear
- Well-presented accommodation arranged over two floors
- Spacious living room with useful under-stairs storage
- Kitchen/dining room with French doors to the garden
- Two well-proportioned double bedrooms with fitted wardrobes
- Useful boarded roof storage area with foldaway ladder
- Enclosed rear garden with patio, lawn and gravel borders
- Single garage and tandem driveway parking for two vehicles
- Popular village location with excellent local amenities and convenient access to Salisbury





The Property

An attractive two-bedroom end-of-terrace house, believed to have been built in the 1990s, offering well-proportioned accommodation arranged over two floors. The property is approached via a gravel driveway providing parking for two vehicles in tandem in front of a single garage. The house is of brick construction, with attractive sections of feature napped flint beneath a tiled roof, and benefits from gas-fired central heating and UPVC double glazing.

A covered entrance porch opens directly into the living room, with stairs rising to the first floor and useful under-stairs storage. An opening leads through to the kitchen/dining room, which is fitted with a range of floor and wall-mounted units beneath block work surfaces, incorporating a one-and-a-quarter bowl sink and drainer with mixer tap. Integrated appliances include an electric oven, electric hob and filter hood, with further space for additional white goods. A Vaillant gas-fired boiler and central heating controls are also located within the room. There is ample space for a dining table and chairs, together with French doors providing direct access to the rear garden.

On the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The front bedroom benefits from a floor-to-ceiling double wardrobe and an additional airing cupboard. The rear bedroom is particularly appealing, overlooking the adjoining open countryside, and has an extensive triple-door, floor-to-ceiling wardrobe.

The bathroom is fitted with a white suite comprising panelled bath with electric power shower over, wash basin with vanity storage beneath and WC, with tiled surrounds and white heated towel rail. A ceiling hatch on the landing provides access to a useful roof storage area, complete with a foldaway ladder, insulation and a centrally boarded area.

The property would make an ideal first-time purchase and could also provide an attractive investment opportunity.

Location & Amenities

Situated within the popular village of Downton, 22 Hamilton Park enjoys a convenient position within easy reach of a good range of everyday amenities. Downton is a thriving and historic village set on the River Avon, approximately six miles south of Salisbury, and offers a strong community atmosphere together with local shops, a Co-op, pharmacy, cafés, pubs and restaurants. There are also well-regarded village schools, a leisure centre and a range of local businesses and services, making the village particularly convenient for day-to-day living.

The surrounding area is equally appealing for those who enjoy the outdoors, with The Moot and its riverside gardens, walks along the River Avon and attractive open countryside close at hand. The village also provides an excellent base for exploring the nearby New Forest and Cranborne Chase.





For commuters, Downton is well placed for access to Salisbury and the wider road network, with the X3 bus service providing regular connections to Salisbury, Ringwood and Bournemouth. Salisbury itself offers an extensive range of shopping, recreational, cultural and educational facilities, together with a mainline railway station providing services towards London Waterloo and other destinations.

Garden & Grounds

The property is approached over a gravel driveway providing parking for two vehicles in tandem, with the adjoining front garden predominantly laid to lawn and complemented by an established shrub border. A gravel pathway leads to the covered entrance porch and front door.

The enclosed rear garden is a particularly attractive feature, enjoying a good degree of privacy and wonderful views beyond towards the surrounding open countryside. Directly adjoining the French doors is a paved patio area, providing an ideal space for outdoor dining and seating. Beyond this is a central lawn, with generous gravel borders extending around the sides and across the rear, creating a low-maintenance yet attractive outdoor space.

The garden also benefits from a useful outside tap and a pedestrian door providing direct access into the adjoining single garage. The garage has an electrically operated supply, lighting and an up-and-over door opening onto the front driveway, providing useful additional storage and parking provision.

Additional Information

Postcode: SP5 3QN

What3words: ///adjusted.unscrew.shimmered

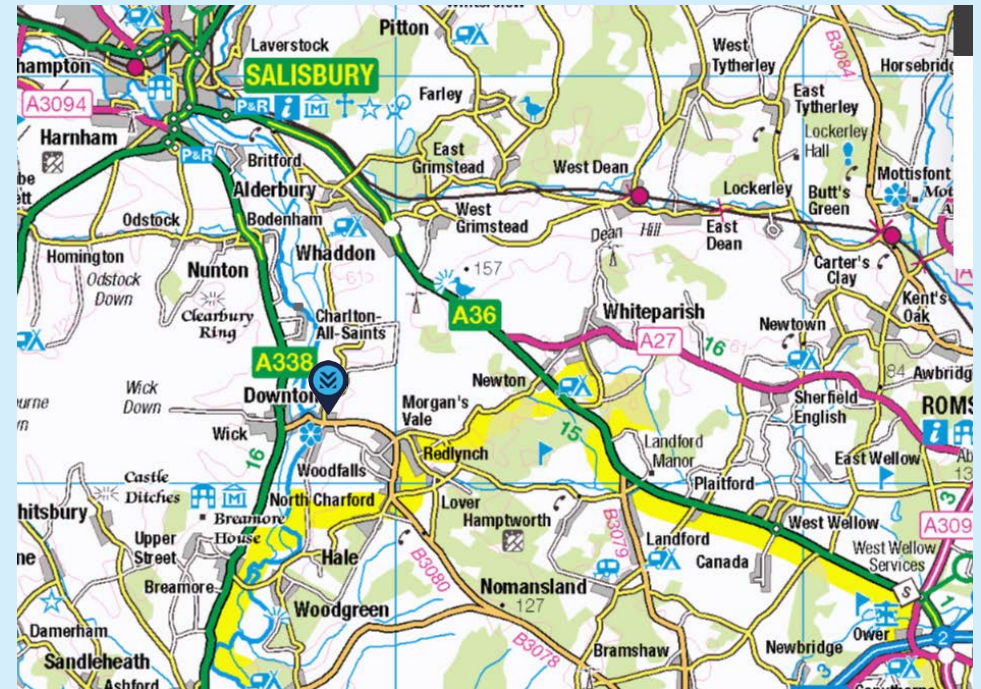
Services: Mains electricity, Gas, Water and drainage. Gas-fired central heating. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good to variable coverage outside and good to variable inside.

Tenure: Freehold

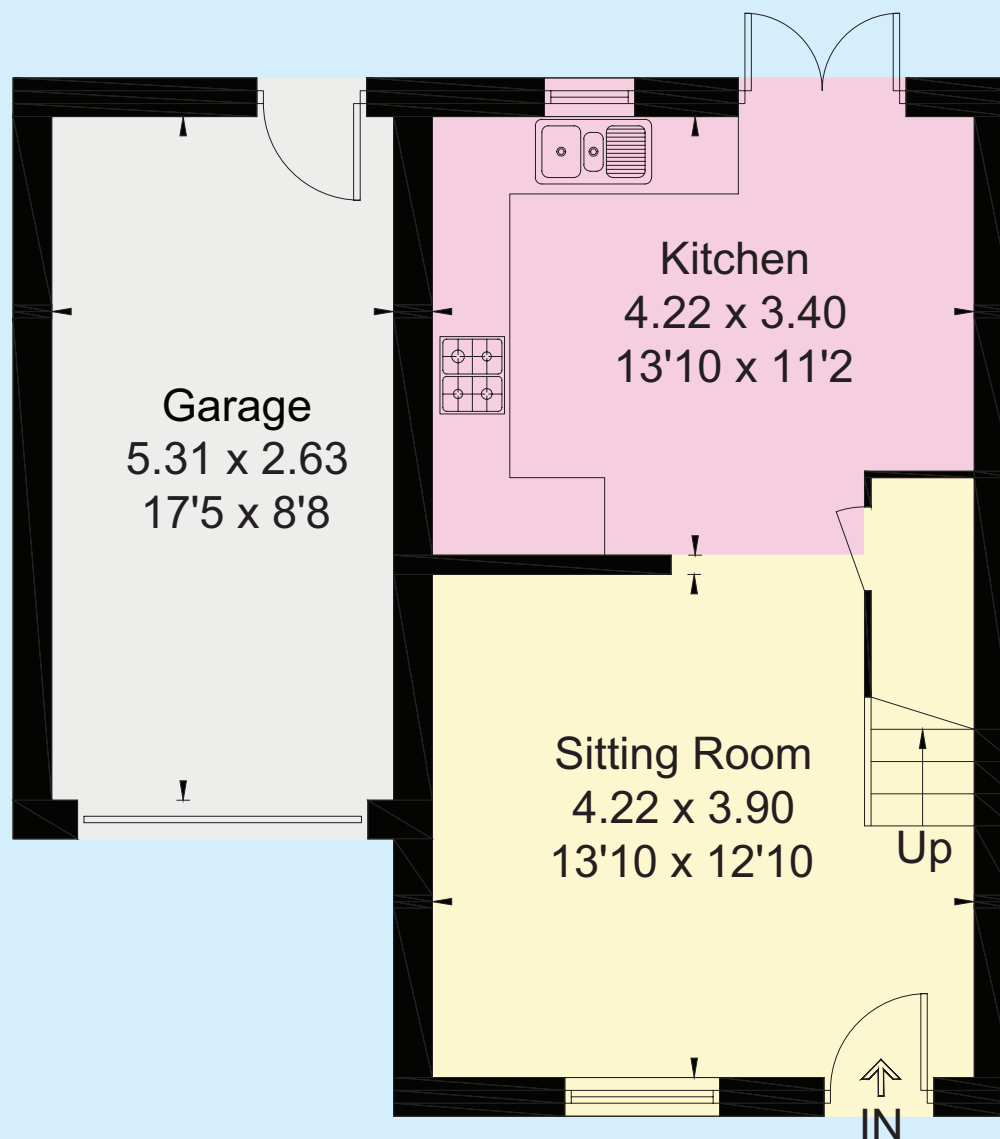
Council Tax Band: C

EPC rating: D (68)

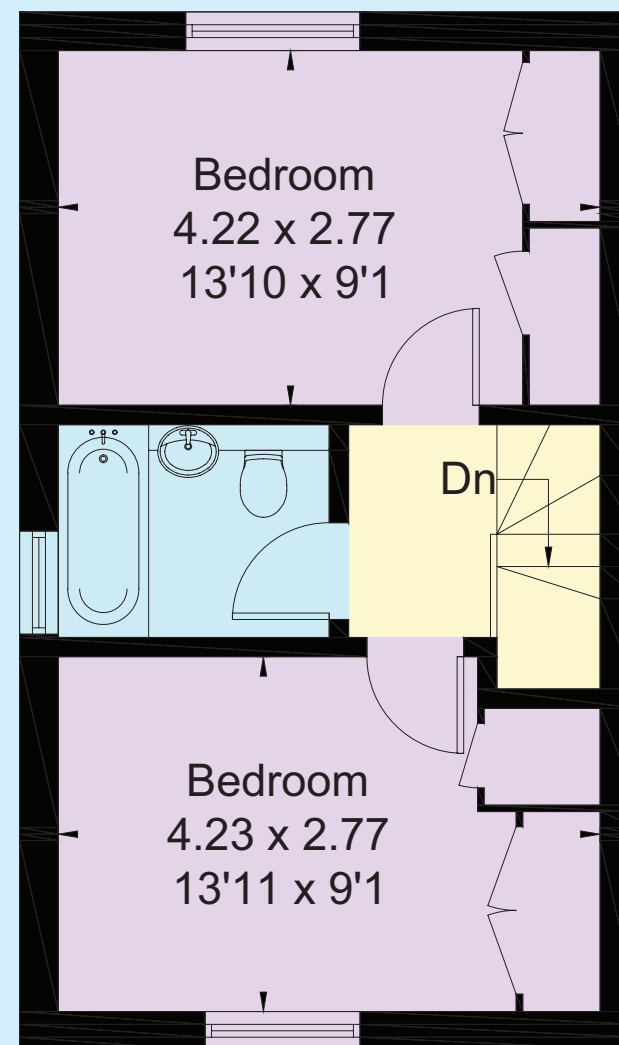
Square Footage: 676 sq ft



Approximate Floor Area = 62.8 sq m / 676 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 76.9 sq m / 828 sq ft



Ground Floor



First Floor



Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD