



*1, Downton Manor Farm Cottage, Downton, SO41 0LB*

*£450,000*

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*1 Downton Manor Farm  
Cottage  
Christchurch Road  
Downton  
Hampshire  
SO41 0LB*

An immaculately presented three bedroom cottage forming part of the former Downton Manor Farm, benefiting from a superb large kitchen/family room, a separate sitting room, excellent off road parking, far reaching rural views including the Isle of Wight in the distance, no forward chain, and a south facing rear garden.

- Sitting Room
- Kitchen/Dining/Family Room
- Landing
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off Road Parking
- Private Gardens



## The Property

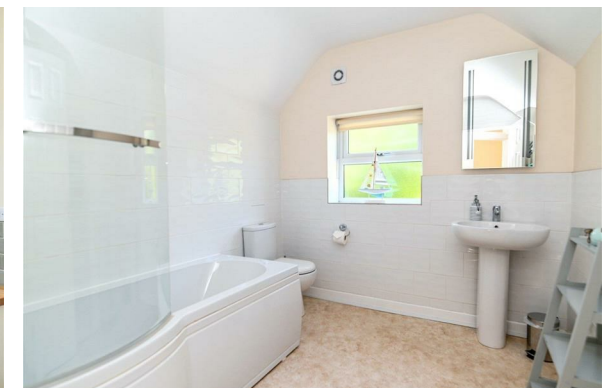
Stunning large kitchen/dining/family room benefiting from a triple aspect and high-level double glazed Velux windows, providing an abundance of natural light. The room includes stairs to the first floor, a useful understairs storage cupboard, and ample space for a dining table and sofas. Twin UPVC double glazed casement doors open onto the patio, offering a sunny south facing outlook over the gardens. The modern kitchen area is fitted with a range of cream wall and base units topped with timber worktops, an inset one and a half bowl sink with a mixer tap, an integrated Lamona electric oven, hob, and an extractor, space for a tall fridge/freezer and dishwasher, part tiled walls, and under cupboard lighting.

The pleasant sitting room features twin UPVC double glazed casement doors onto the patio, with a private south facing outlook over the rear garden.

The ground floor bedroom one offers a private outlook and a modern en-suite shower room, fitted with a white suite comprising a fully tiled corner shower unit, a wash basin, a WC, part tiled walls, an extractor fan, and a chrome ladder style heated towel rail.

Two first floor bedrooms both enjoy lovely rural views.

The family bathroom is fitted with a modern white suite, including a panel bath with an independent shower over and glass shower screen, a wash basin, a WC, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.



## *Gardens & Grounds*

The property sits on a private, mature plot with a shingled area at the front providing off road parking for three vehicles. The remainder of the front garden is laid mainly to lawn, with American sandstone pathways.

Adjoining the rear of the property is a generously sized patio area with decorative brick edging, while the remainder of the garden is laid mainly to lawn. The outdoor space enjoys a sunny southerly aspect, along with a high degree of privacy and seclusion.



## *Services*

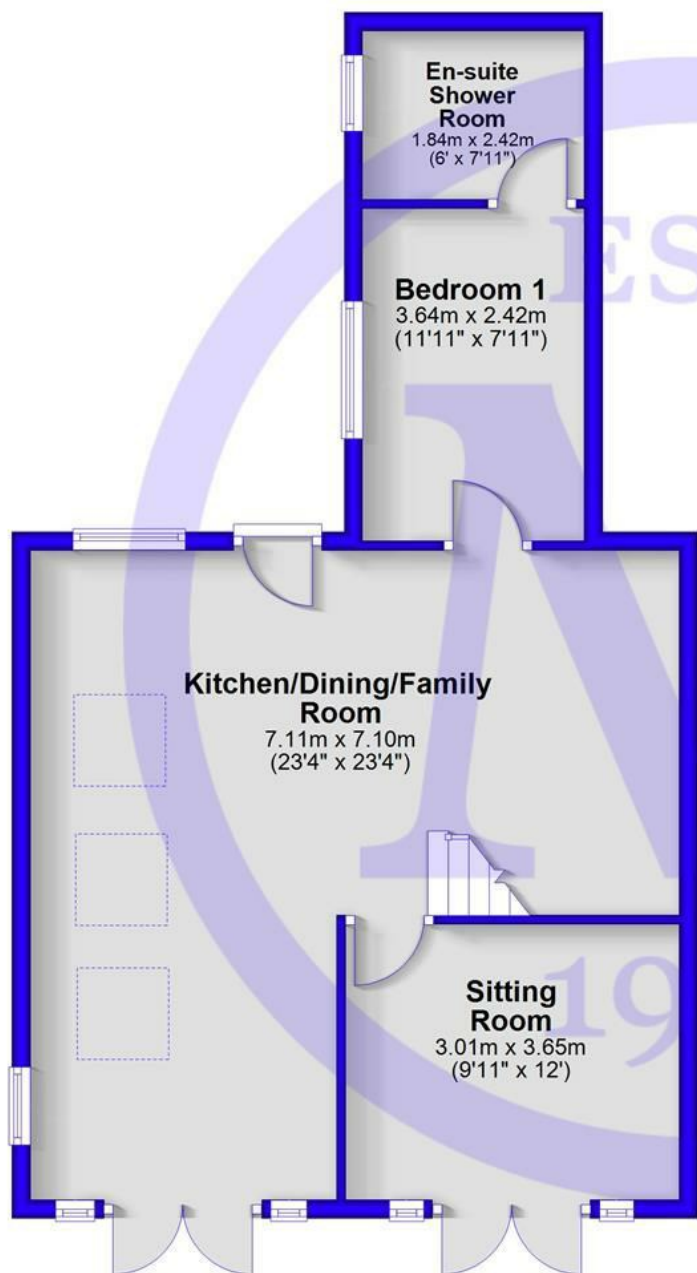
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: F

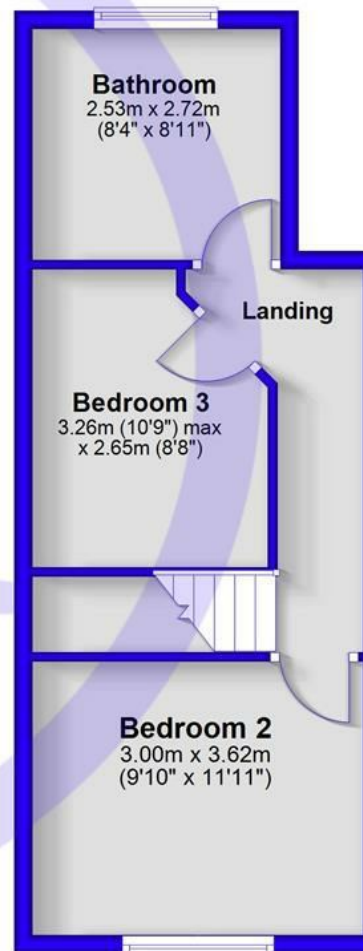
## Ground Floor

Approx. 64.2 sq. metres (691.4 sq. feet)

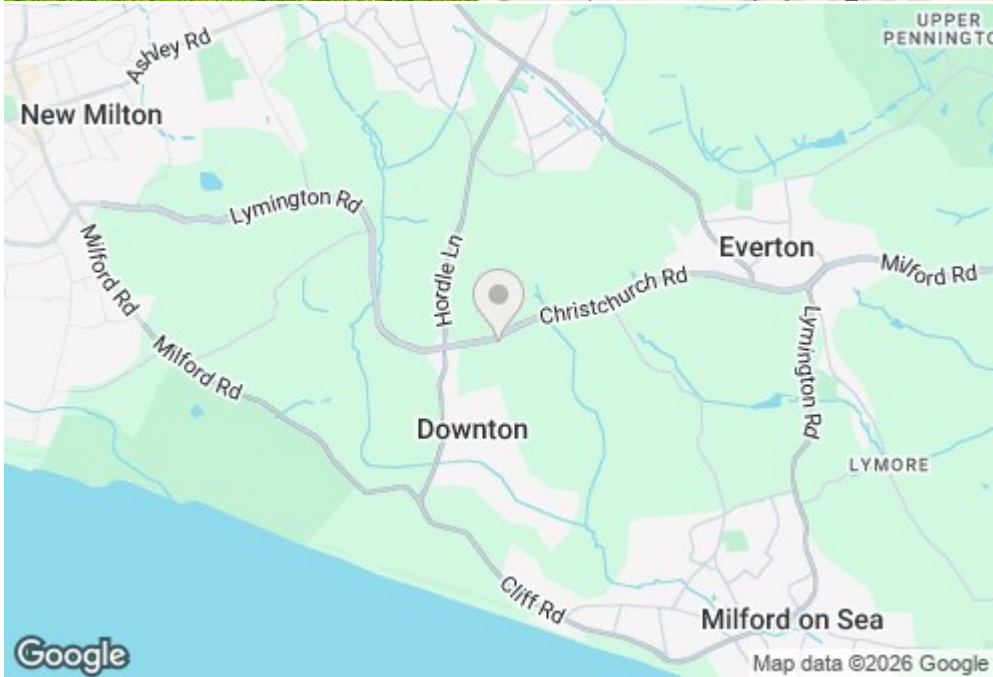


## First Floor

Approx. 33.6 sq. metres (361.1 sq. feet)



Total area: approx. 97.8 sq. metres (1052.5 sq. feet)



## Situation

Downton is a peaceful hamlet near Lymington, nestled in the New Forest National Park. Known for its rural charm, it offers a quiet, residential setting with easy access to coastal walks, forest trails, and natural beauty. The local Royal Oak Inn provides a traditional pub atmosphere, while nearby villages like Milford-on-Sea and Lymington offer shops, schools, and amenities. Excellent transport links via the A337 and Lymington train station make it easily accessible.



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