

111 Downton Road, Salisbury SP2 8AT



 Myddelton & Major

We are proud to present

111 Downton Road

Salisbury SP2 8AT

A characterful 1900s period home with countryside views, spacious accommodation and exceptional garage space.

- Spacious period home in a sought-after Salisbury location
- Four generously proportioned bedrooms with attractive character features
 - Elegant reception rooms with bay windows and feature fireplaces
 - High-quality fitted kitchen with excellent storage
 - Separate utility room with direct access to the patio
 - Large dining room overlooking the rear garden
 - Ensuite shower room to one of the bedrooms, plus a family bathroom
 - Versatile converted garage with bathroom and home-working space
- Substantial detached outbuilding incorporating a summer house, storage and large garage/workshop with roller-shutter doors





The Property

Upon entering the property, you are welcomed by a useful porch with attractive terracotta floor tiles and space for coats and shoes. This leads into a spacious and inviting entrance hallway, which provides access to the principal reception rooms and staircase to the first floor. To the right is the current sitting room, a beautifully proportioned space featuring a large bay window with fitted shutters, a period fireplace with an electric fire and attractive original character details.

Opposite is a further generously proportioned reception room, currently used as a second sitting room with dining space. This room also benefits from a lovely large bay window, wooden flooring and an attractive period fireplace with an electric feature fire, creating a versatile space for relaxing or entertaining.

To the rear of the property, the kitchen is fitted with a high-quality kitchen installed by Jones approximately ten years ago. The cabinetry, finished in a soft dove-grey shade, is complemented by attractive grey stone corian and neutral stone-effect ceramic floor tiles. There is space for a dishwasher, cooker and freestanding fridge-freezer, while a particularly useful, purpose-built pantry cupboard provides excellent storage for groceries and kitchen essentials. Adjacent to the kitchen is a practical utility space for a washing machine and tumble dryer, a sink and wooden worktop. Double doors open directly onto the patio, providing convenient access to the garden. Opposite the kitchen is a spacious dining room overlooking the rear garden. Lovely large window with fitted shutters, together with an additional side window, allow plenty of natural light into the room. A feature fireplace with an electric fire provides an attractive focal point, making this an ideal space for family meals and entertaining.

The elegant staircase leads up to the first floor, featuring a nice gallery landing, giving access to the bedroom accommodation and family bathroom. To the front of the property is an impressive principal double bedroom, featuring two front-facing windows, an attractive feature fireplace, decorative picture rails. The room offers excellent proportions. Adjacent is a smaller landing room, currently used as a study, which could offer potential for conversion into an en-suite bathroom, subject to the necessary plumbing, permissions and building requirements. Opposite is a further well-proportioned bedroom, also enjoying two windows overlooking the front of the property and attractive picture rail detailing.

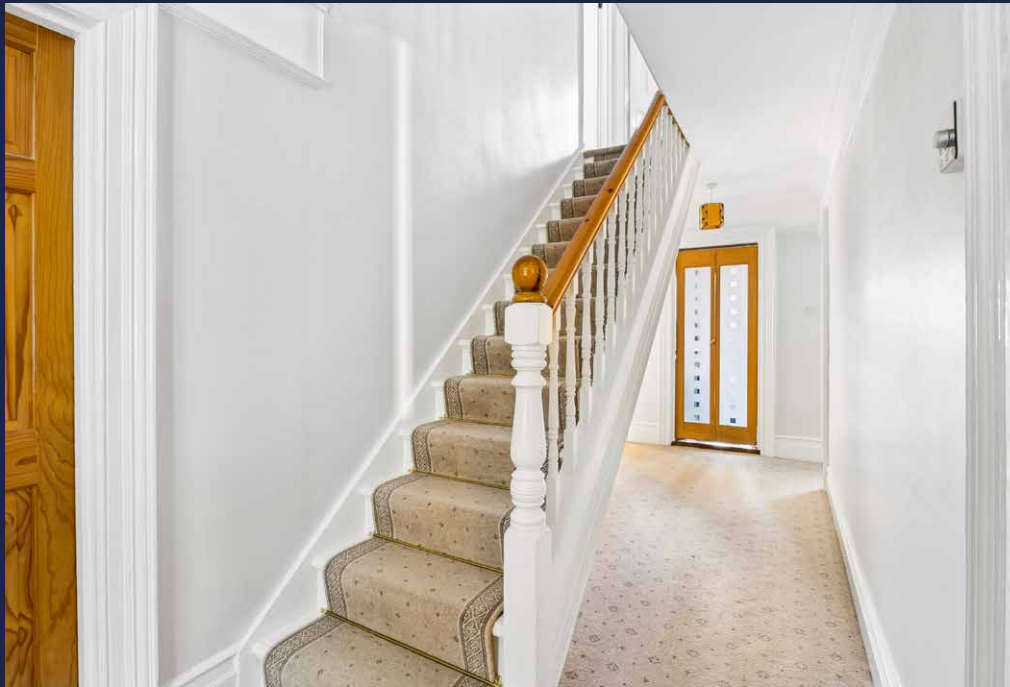
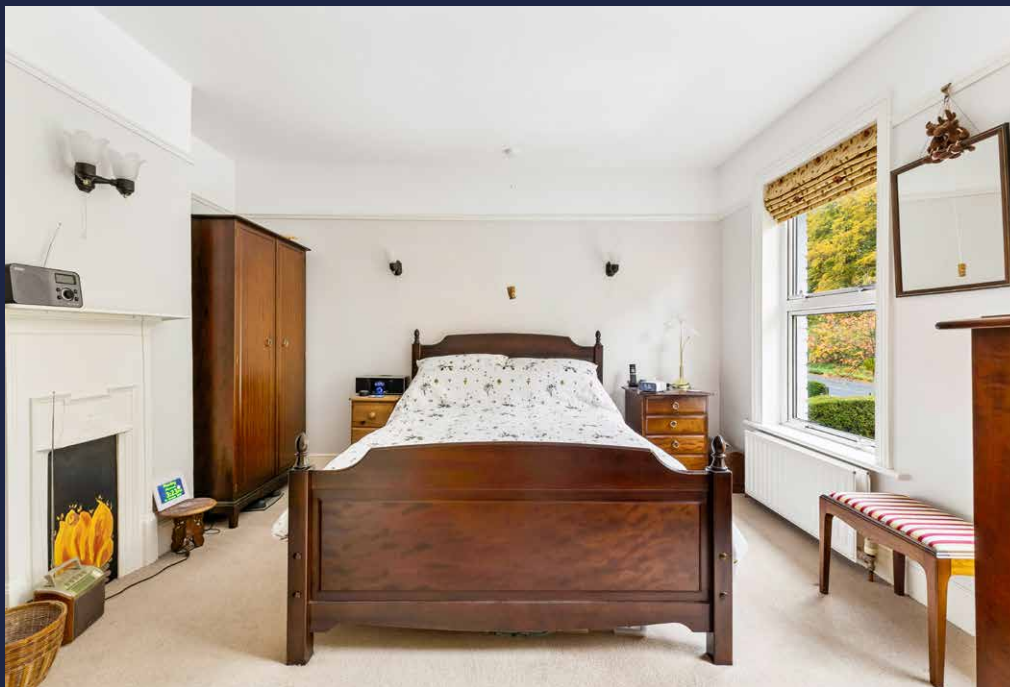
Towards the rear, a double bedroom benefits from fitted shelving, useful storage and lovely views across the surrounding countryside towards Clarendon Hill. The room also accommodates the property's gas boiler and water tank, alongside additional storage space. A further generous bedroom overlooks the rear garden and the countryside beyond. This room benefits from its own en-suite shower room, comprising of a shower, wash basin and WC. Completing the first floor is a family bathroom, fitted with a shower, wash basin and WC.

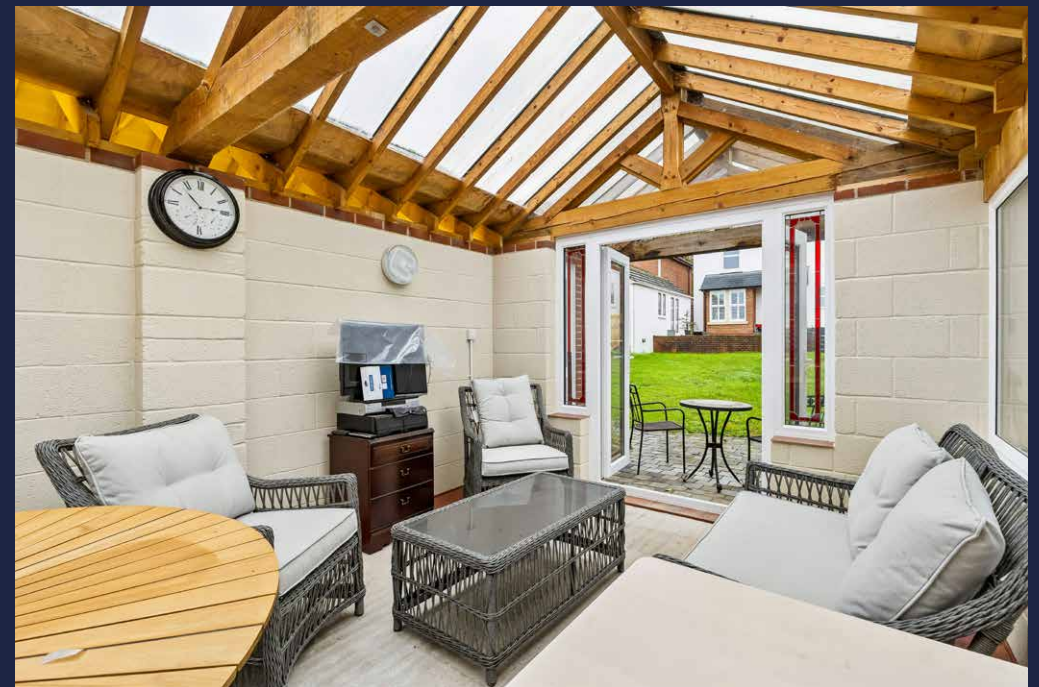
Outside

The property enjoys a particularly appealing combination of outdoor space, parking and substantial outbuildings. To the front, a private parking area provides space for two vehicles, with a brick wall and pathway leading towards the entrance porch. A small lawn and attractive planted borders, featuring roses and shrubs, create a welcoming first impression. Useful side access leads around the property, with an area for bin storage and further access to the rear garden.









The rear garden is a generous space, predominantly laid to lawn, with a pathway leading towards the substantial outbuildings at the end of the garden. There are established shrubs and planting which run along one side, while the boundary walls and fencing provide definition to the garden.

A large patio immediately to the rear of the house offers an ideal area for outdoor dining and entertaining, with convenient access from the utility room. Beside the patio is the converted garage, which now provides a versatile additional space. Arranged with a bathroom incorporating a bath, WC and wash basin, and a practical working area currently used as office space, this building offers a variety of potential uses.

At the far end of the garden is an impressive outbuilding replaced in 2014, incorporating storage space, summer house and a substantial garage with roller-shutter doors. This is an exceptional feature for car enthusiasts, those requiring a workshop or anyone in need of extensive storage and workspace. A separate access at the rear provides convenient access to the large garage independently of the main house and garden entrance.

Location & Amenities

Situated in the highly desired suburb of Harnham on the Southern most side of Salisbury City Centre. Easily accessible from the property are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School, Salisbury lawn tennis Club and South Wilts Golf Club. The city centre, Cathedral, train station and district hospital are all within approx. a mile and a half of the property. Salisbury boasts a well thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

Additional Information

Postcode : SP2 8AT

What3Words : ///look.misty.royal

Services : All mains services are connected. Gas central heating, mains electric and mains water

Tenure : Freehold

Council Tax : Band F

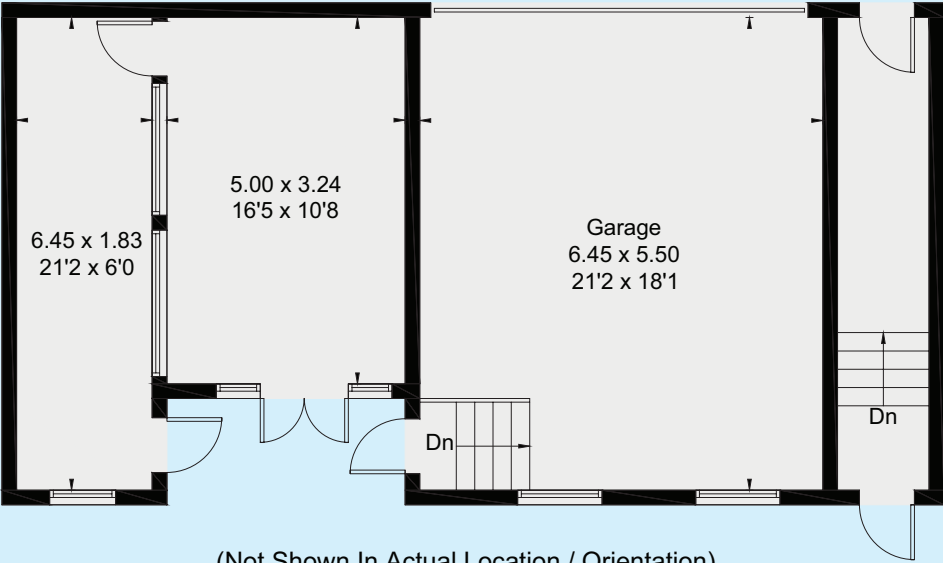
EPC: C (73)

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale (take out the garden reference for flats etc).

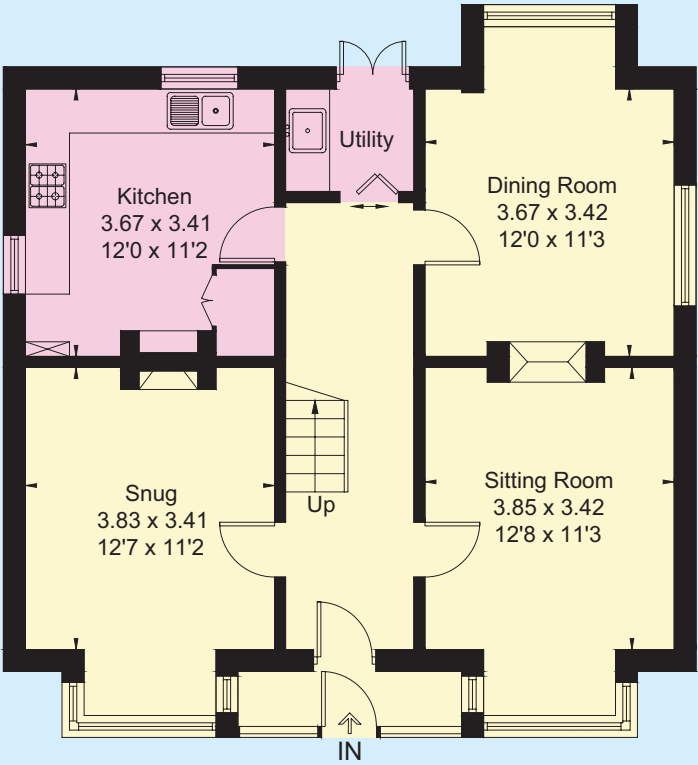
Viewings : Strictly by appointment with the sole selling agents Myddelton & Major



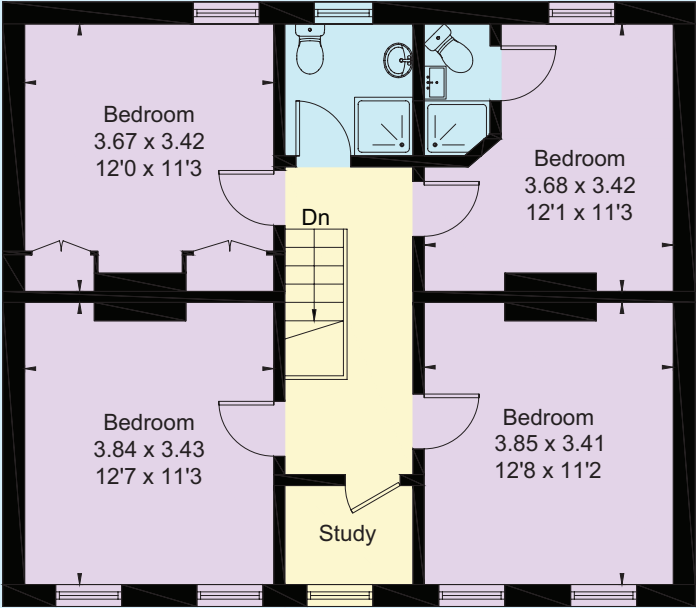
Approximate Floor Area = 144 sq m / 1550 sq ft
Outbuildings = 88.3 sq m / 950 sq ft
Total = 232.3 sq m / 2500 sq ft



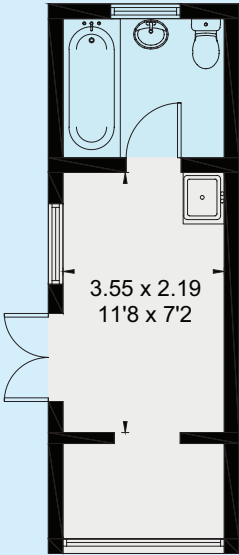
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Contact

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