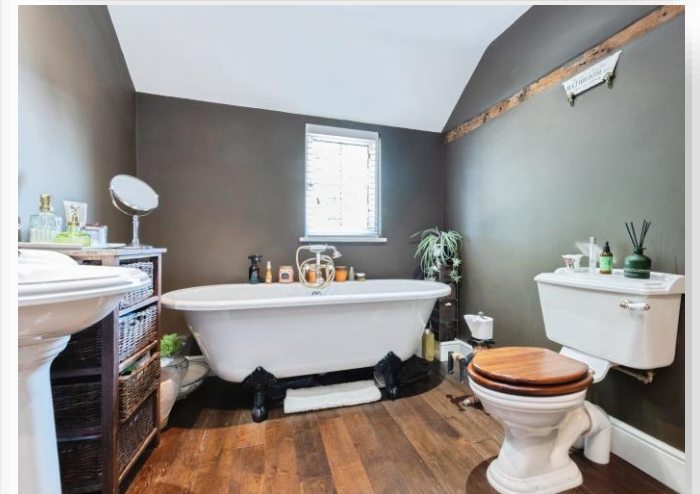




Rose Cottage Breamore Road,Downton Salisbury SP5 3HW

welcome to

Rose Cottage Breamore Road, Downton Salisbury

Fox & Sons, Fordingbridge, are delighted to introduce this rarely available three-bedroom semi-detached cottage, believed to date back around 450 years. Having remained in the same ownership for over 30 years, this cottage has been thoughtfully extended and beautifully modernised throughout.

The Cottage Unfolds

Stepping through the front door, you are welcomed into a stunning reception hall, currently arranged as a dining room, where centuries of history are brought to life through exposed timbers, character features and a magnificent inglenook fireplace housing a wood-burning stove. It is easy to imagine gathering with family and friends around the dining table or curling up beside the crackling fire on a winter's evening.

Continuing through the cottage, you arrive at a practical inner hall that perfectly serves modern family life. With a useful downstairs cloakroom and a door leading directly out to the garden, this space provides an ideal transition between the character-filled interior and the beautiful outdoor surroundings. Whether returning from a countryside walk with muddy boots or stepping outside to enjoy a summer barbecue, the thoughtful layout adds both convenience and functionality to the home.

Beyond, the cottage unfolds to an impressive extended kitchen/breakfast room, a wonderful addition that has transformed the home for modern living. Flooded with natural light and thoughtfully designed, this inviting space effortlessly combines style and functionality. Whether hosting family gatherings around the island, enjoying a leisurely Sunday breakfast or entertaining friends late into the evening, the kitchen truly serves as the heart of the home. The extension has created a fantastic sense of space, while still retaining the warmth and character that runs throughout the property.

Beyond The Cottage

Stepping outside, the charm of the cottage continues. Directly from the property, a generous paved terrace provides the perfect spot for outdoor

dining and entertaining, whether enjoying breakfast in the morning sunshine or hosting family and friends on a warm summer evening.

From here, a small flight of steps rises to a beautifully manicured lawn, framed by mature borders and an abundance of established planting that bursts with colour throughout the seasons. The garden has been carefully designed to create a sense of discovery, with each section revealing another delightful feature.

Continuing further through the garden, you arrive at a second patio area, perfectly positioned to overlook the tranquil pond. Surrounded by established greenery and the gentle sounds of nature, this peaceful retreat offers the perfect place to pause, unwind and enjoy the changing seasons. Looking back towards the property, the impressive extension with its vaulted bedroom enjoys elevated views across the garden and beyond to the surrounding countryside, creating a wonderful connection between the home and its idyllic setting.

Continuing towards the rear of the plot, two substantial workshops provide excellent versatility, whether for those requiring practical storage, a workshop for hobbies and crafts, or potential studio space. Beautifully maintained and thoughtfully arranged, the garden is far more than just outside space; it is a series of enchanting outdoor rooms that perfectly complement the charm and character of this remarkable 450-year-old cottage.

The First Floor Retreat

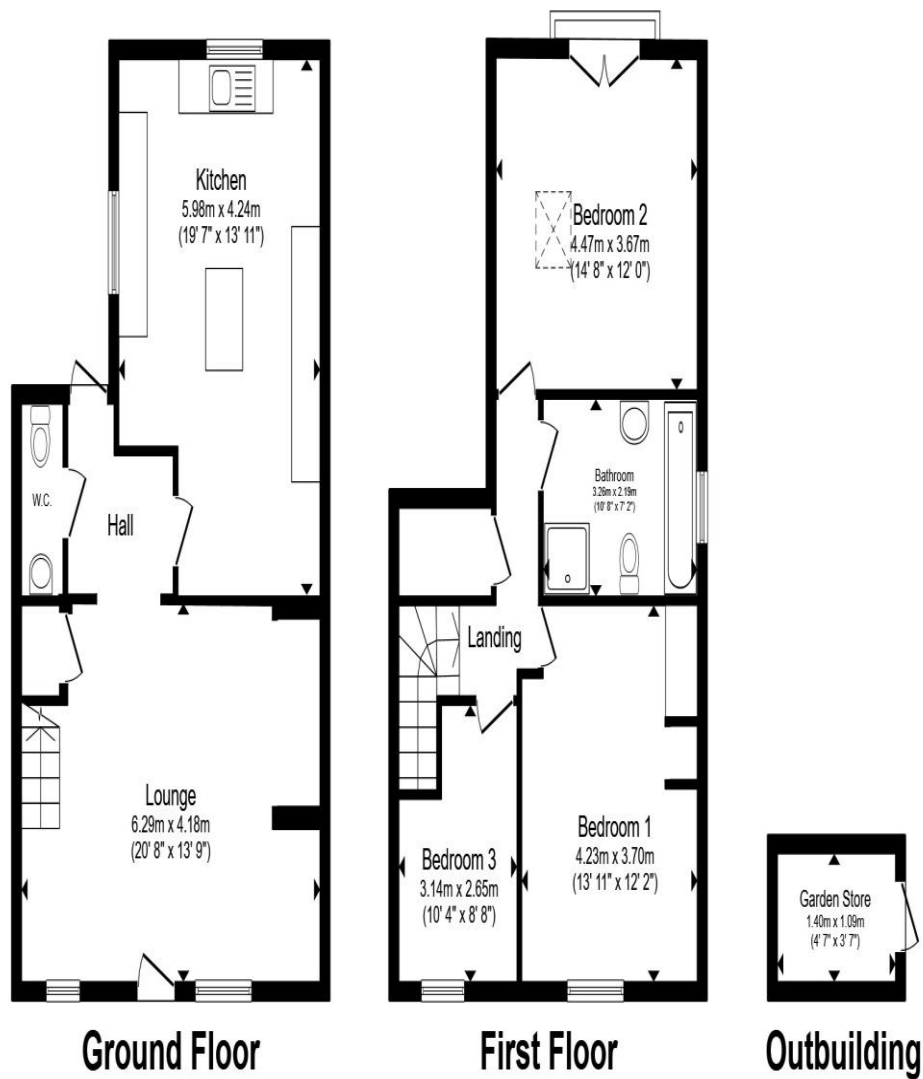
Returning inside, the staircase rises to the first floor, where the cottage continues to delight with its blend of character and comfort. The principal bedroom is a wonderful space, featuring exposed

brickwork and a charming original fireplace, creating a peaceful retreat that perfectly reflects the heritage of the home.

Bedroom two is truly a standout feature. Currently enjoyed by the owners as an additional lounge, this magnificent vaulted room boasts impressive exposed beams and French doors opening to a Juliet balcony. From here, elevated views stretch across the beautifully landscaped garden and towards the surrounding countryside, making it easy to see why the current owners have chosen to use this remarkable space as a place to relax and unwind. Equally, it offers excellent versatility as a generous second bedroom.

A third well-proportioned bedroom completes the accommodation and enjoys delightful views across the neighbouring fields, creating a peaceful and ever-changing backdrop throughout the seasons. Whether utilised as a bedroom, nursery, guest room or home office, this charming room enjoys a wonderful connection to the surrounding countryside.

Completing the first floor is a truly stunning family bathroom. Beautifully designed and finished to an exceptional standard, this breathtaking space immediately captures your attention from the moment you step inside. At its heart sits an elegant freestanding roll-top bath, perfectly complemented by a spacious walk-in shower and stylish fittings throughout. Blending luxury with timeless character, the bathroom evokes boutique feel, offering a tranquil sanctuary in which to unwind and indulge after a long day.



Total floor area 114.3 m² (1,231 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Rose Cottage Breamore Road,
Downton Salisbury**

- Rarely Available 450-Year-Old Cottage
- Offered to the Market for the First Time in Over Three Decades
- Luxurious Family Bathroom with Roll-Top Bath & Separate Shower
- Two Workshops Offering Excellent Additional Storage
- Versatile Vaulted Bedroom with Juliet Balcony & Countryside Views

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in the region of

£435,000



view this property online fox-and-sons.co.uk/Property/FDB105633



Property Ref:
FDB105633 - 0012

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fox & sons



01425 652121



fordingbridge@fox-and-sons.co.uk



8 Salisbury Street, FORDINGBRIDGE,
Hampshire, SP6 1AF



fox-and-sons.co.uk