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EDWARDS
ESTATE AGENTS

HIGH STREET
SALISBURY, SP5 3PJ



OFFERS IN EXCESS OF £325,000

- NO FORWARD CHAIN
- GRADE II LISTED PERIOD COTTAGE
- PERIOD FEATURES THROUGHOUT
- THREE FLOORS
- TWO DOUBLE BEDROOMS
- SOUTHERLY FACING GARDEN WITH SUMMERHOUSE
- HOLIDAY LET POTENTIAL
- CAR PORT
- HIGH STREET LOCATION
- VILLAGE AMENITIES

This charming and characterful Grade II listed cottage fronts the High Street in the pretty and desirable village of Downton, just a few miles east of the cathedral city of Salisbury. The front door opens directly to the High Street or alternatively to the rear there is access across a shared gravelled driveway to the garden and car port.

Accommodation is arranged over three floors and is brimming with period features throughout, including an exposed brick fireplace in the sitting room, together with ceiling and feature timbers reputedly from an old sailing vessel!

On the ground floor there is a modern kitchen overlooking the rear courtyard. With room for table and chairs, there is a larder cupboard next to the stairs and open access through to the cosy sitting room with a woodburner in the feature inglenook fireplace. The dual aspect master bedroom occupies the first floor, along with a bathroom which includes a



shower over the bath. A further double bedroom is at second floor level. Outside there is a car port and parking space and beyond is the south facing garden complete with summer house. Enjoying a good degree of privacy, this is an ideal spot for relaxation or entertaining with a large patio set towards the rear of the plot.

Additional Information

Energy Performance Rating: Exempt

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Listed building: Yes

Tree Preservation Order: No

Public Right of Way: Right of access along the road at the rear of the properties

Parking: Car Port

Utilities: Mains electricity, electric space heaters, mains water

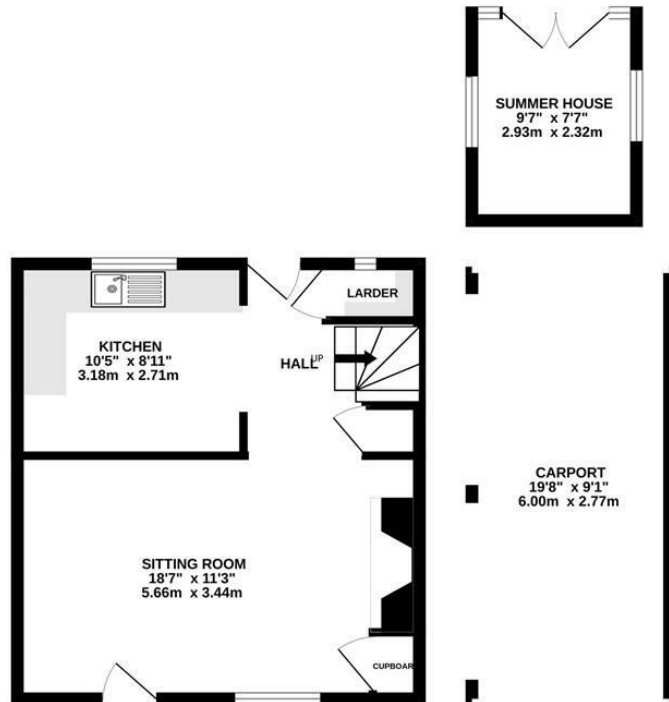
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

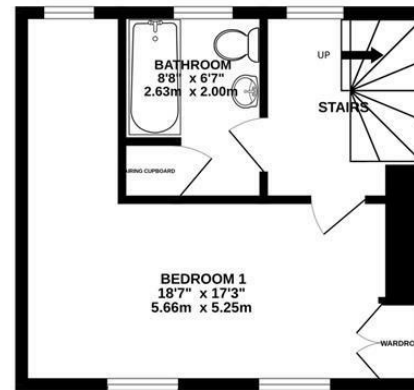
Mobile Signal: Refer to Ofcom website



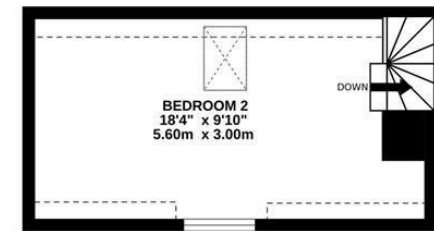
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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