

Myddelton&Major

2 West Hay
WICK LANE, DOWNTON





2 West Hay, Wick Lane Downton, Wiltshire, SP5 3NF

- No Onward Chain
- Popular Village Location
- Two Receptions and a Study
- Dine-In Kitchen w/ Utility
- Conservatory
- Three Bedrooms
- Two Bathrooms
- South-Facing Garden
- Substantial Garage/Workshop
- Generous Off Road Parking

The Property

Available with no onward chain, 2 West Hay is an inviting and well-loved family home, having been well-kept and cared for throughout its ownership. The property is generous in proportions, extending to 1,525 sq ft of accommodation arranged over two floors, in addition the garage extends into a large workshop area creating a substantial outbuilding adjacent to the house. It is thought that the that the garage/workshop could be suitable for conversion into a home office or detached annexe, subject to the usual consents.

On the ground floor of the property are three receptions, the sitting room, dining room and a study. The sitting room is located off the back of the entrance hall, with an attractive cast iron coal effect fireplace and sliding door access out into the conservatory. The south-facing conservatory enjoys pretty views across the garden and has French doors opening out onto the terrace. Adjacent to the sitting room is a well-equipped eat-in kitchen, with an archway through to the utility room and side-access to the property. The study and dining room are situated at the front of the house, with a downstairs cloakroom completing the ground floor accommodation.

On the first floor are three bedrooms, two of which are doubles, and a family bathroom. There is a drop down ladder accessing a boarded loft space. Of particular note is the principle bedroom, which features a dressing area and en-suite bathroom.

An attractive three bedroom detached home located in a popular south Wiltshire village, with a beautiful south-facing garden.

Tenure: Freehold

Size: 1,525 ft²

EPC Rating: D (67)

Council Tax Band: E



3



3



2



5

Salisbury 7 Miles

• Southampton 19 Miles

• Bournemouth 22 Miles

• Wilton 9.5 Miles





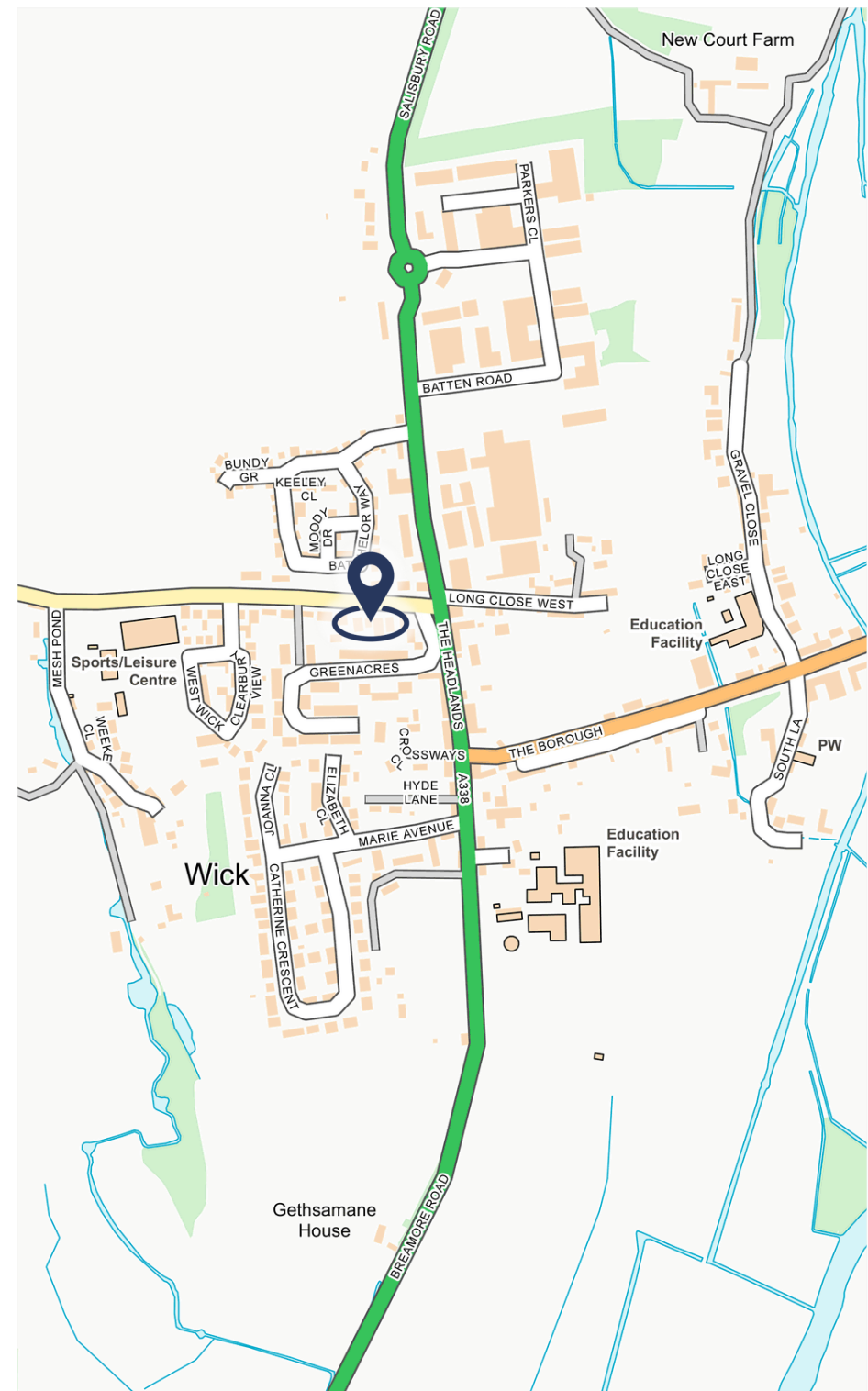
Outside

There is a generous gravel driveway at the front of the property, providing off road parking for at least four vehicles, with easy access to the substantial detached garage/workshop. To the rear of the property is a beautifully presented and well-balanced south-facing garden. Predominantly laid to lawn with neat, well stocked flower beds and a pretty terrace.

Location

Downton is a thriving and highly sought after Wiltshire village located just over seven miles south east of the cathedral City of Salisbury. The village has an excellent range of amenities including doctors and dental surgeries, a library, a number of shops, primary and secondary schools, three pubs, a village hall, a café and sports centre. It also hosts the well-regarded annual village fair (Downton Cuckoo Fair) and has excellent transport links with ready access to the New Forest and both Southampton and Bournemouth airports.


Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. 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, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline station.

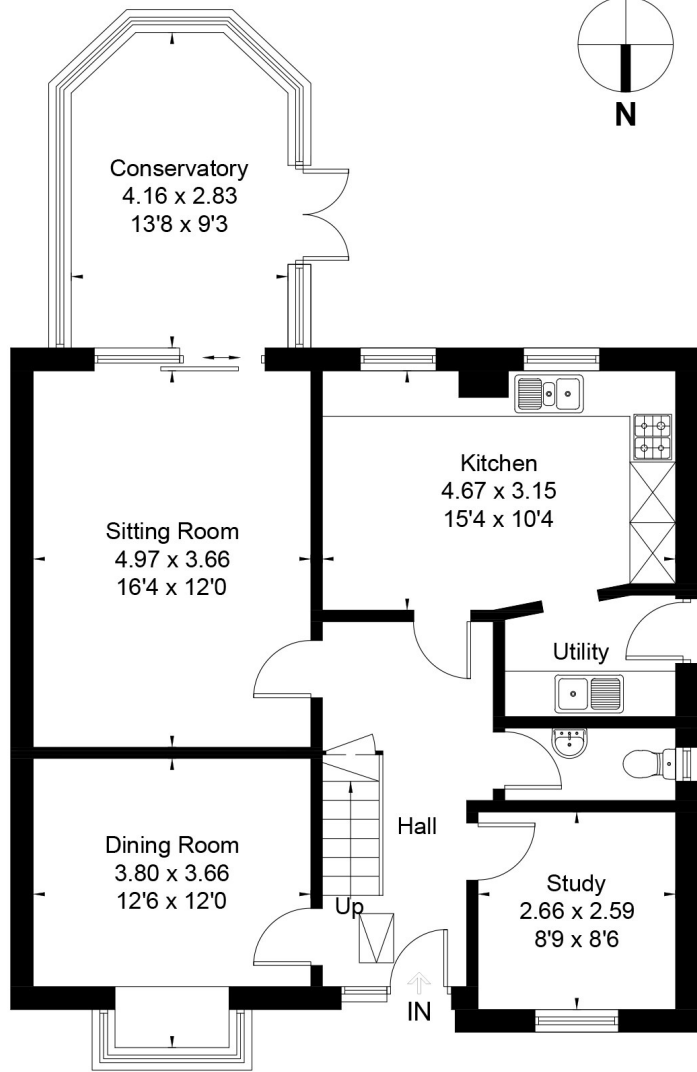




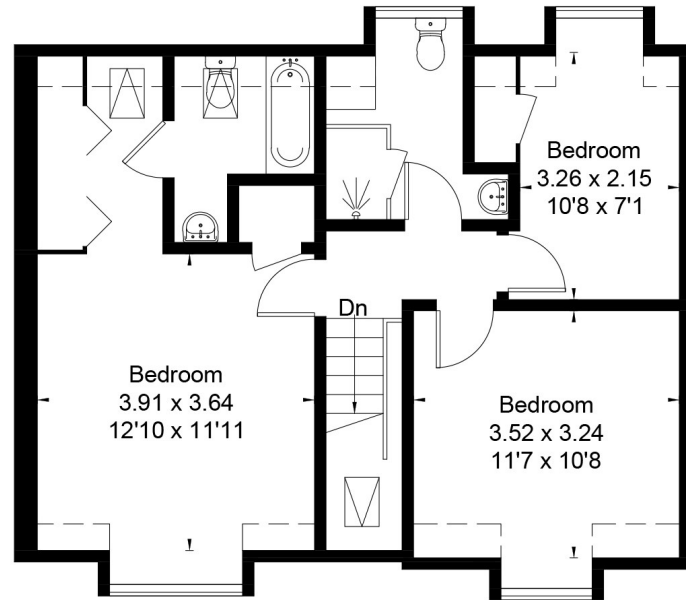


Approximate Area = 141.7 sq m / 1525 sq ft
 Workshop / Garage = 41.9 sq m / 451 sq ft
 Total = 183.6 sq m / 1976 sq ft
 Including Limited Use Area (7.9 sq m / 85 sq ft)

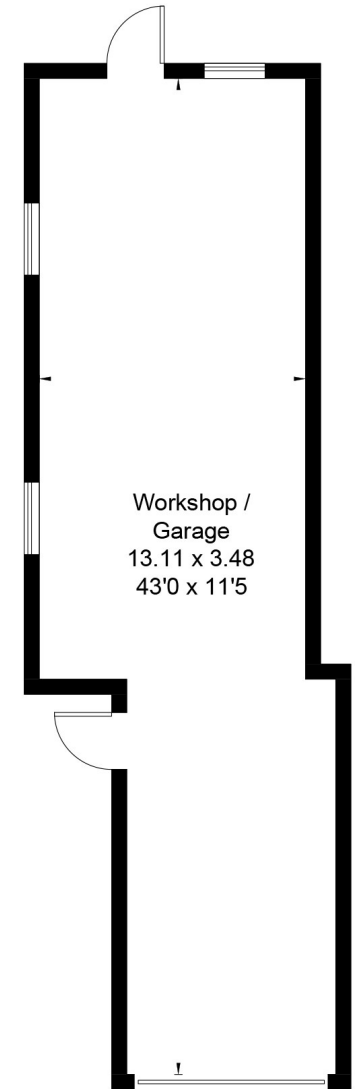
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Disclaimer Notice

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