



Standlynch Lodge, Downton, Salisbury, Wiltshire, SP5 3QR

Guide Price £450,000 Freehold

A pretty detached cottage in a rural location and standing in a good sized garden.

Directions

From Salisbury take the A36 Southampton Road and at the start of the dual carriageway, turn right to Alderbury. Take the first right into Shute End Road, carry along into Witherington Road. The road rises and bears sharp right, where Standlynch Lodge will be seen on the right hand side.

Description

Standlynch Lodge is a delightful, character cottage, Listed Grade II, with darkened header red brick elevations under a slate roof. Situated in a rural location together with a good sized garden and parking, the cottage lends itself to an extension (subject to the usual permissions). The double aspect sitting room incorporates a bay window and wood burning stove. To the rear of the kitchen are two very useful utility areas, which again could be converted subject to the usual permissions. On the first floor there are two bedrooms and a bathroom. Vacant possession is offered.

Location

Surrounded by rolling countryside in an unspoilt rural environment equidistant from the Cathedral city of Salisbury and the New Forest, whilst the village of Downton with excellent day to day facilities is approximately two miles away. Salisbury provides more facilities including a mainline railway station to Waterloo.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Porch

Quarry tiled floor, lantern light. Door to:

Hall

Door to inner hallway with stairs to first floor landing.

Sitting Room

Double aspect room with bay window to front elevation, understairs storage cupboard, exposed ceiling beam, fireplace with inset wood burning stove, slate hearth and surround.

Kitchen

Wooden work surfaces with base and wall mounted cupboards and drawers, space and plumbing for dishwasher, inset single drainer stainless steel sink with mixer tap over, fireplace with tiled insides and space for cooker, space for fridge-freezer, ceiling downlighters. Door to:

Storeroom

Velux window, two doors to outside and door to:

Utility Room

Wooden work surface with inset single drainer sink unit with mixer tap over, cupboards below, space and plumbing for washing machine, floor mounted Grant oil-fired combination boiler for hot water and heating, shelving.

Landing

Hatch to loft space, velux window, smoke alarm.

Bedroom One

Built-in double wardrobe.

Bedroom Two

Double aspect room, double built-in wardrobe.

Bathroom

Panelled bath with electric shower over and glass shower screen, low level WC and wash hand basin. Extractor fan, part-tiled walls, heated towel rail.

Outside

To the rear of the property is a parking area accessed by five bar gates. The garden is primarily laid to lawn with mature shrubs and flower beds, the whole being enclosed by post and rail and wire fencing. Large timber storage shed with attached log store, decked seating area.

Services

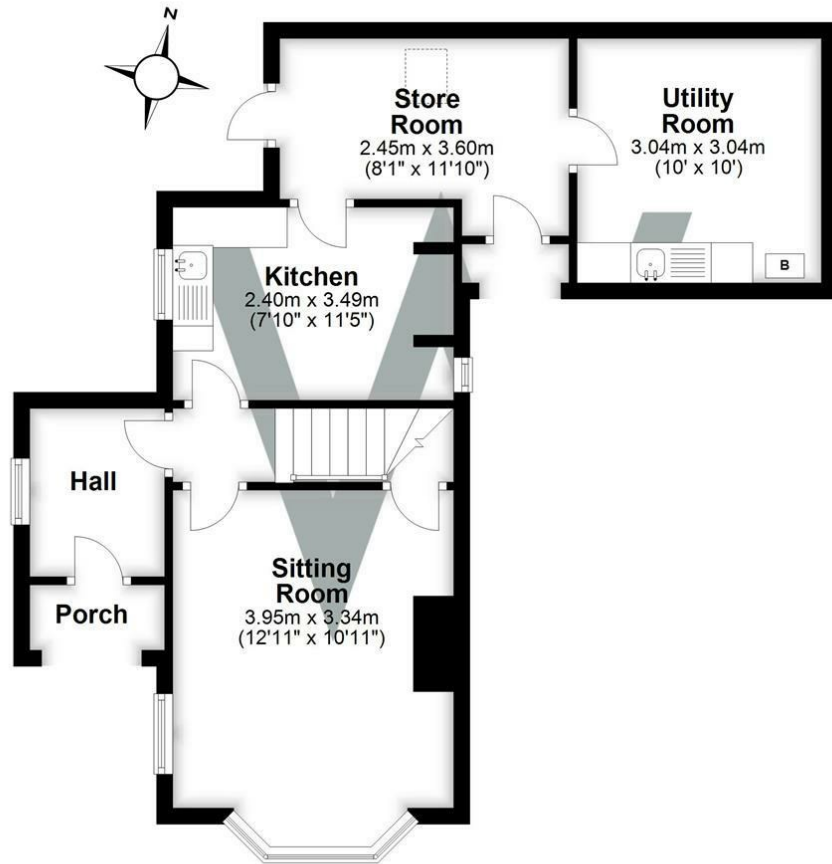
Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2512.57.

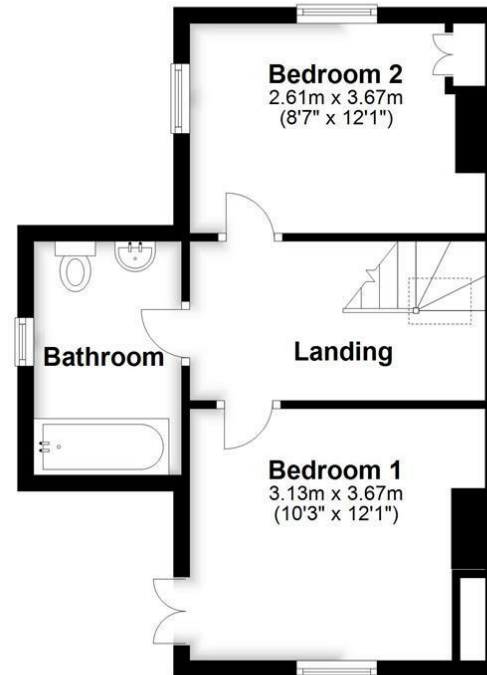
Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



