



Connells

Lode Hill
Downton Salisbury



Property Description

A charming and beautifully extended period cottage dating from around the turn of the century, occupying an elevated position with spectacular countryside views. Rich in character throughout, the property features exposed beams, an impressive inglenook fireplace and a stunning oak-framed living room with log burner. The accommodation includes four bedrooms, including a principal suite with dressing room and en-suite, alongside a modern fitted kitchen, utility room, family bathroom and ground floor shower room. Conveniently situated within walking distance of Downton village, this delightful home combines period charm with contemporary family living.

Entrance Hall

Storage cupboards, open to snug, door to shower room.

Shower Room

Comprising open shower with integrated rainfall shower head and additional shower attachment, storage built into shower space, stone bowl wash hand basin with wall mounted brass spout, concealed cistern WC, heated towel rail.

Snug

Inglenook fireplace, wooden beams, open to kitchen/breakfast room, stairs to first floor, dual aspect to side and rear.

Kitchen/ Breakfast Room

Comprising wall and base units with work surfaces over, inset sink and a half with mixer tap and integrated drainer, inset gas hob with concealed hood over, raised oven and grill, space for under counter dishwasher and fridge, breakfast bar, access to utility room and living room, French doors to rear garden, side aspect.

Utility Room

Comprising base units with work surface over, drainer sink unit with mixer tap, space for American style fridge/freezer, space for washing machine and dryer, front aspect.

Living/ Dining Room

Open plan living space with log burner, wooden mantle, brick surrounds, wooden beams, floor to ceiling windows, French doors to rear garden, triple aspects to sides and rear.

First Floor Landing

Split stair well with rear aspect.

Bedroom One

Exposed wooden beams, Velux style windows to front and rear, open to dressing room and ensuite, dual aspect to rear and side.

Ensuite

Comprising shower unit with integrated shower, tiled bench and glass screen, wash hand basin with mixer tap, concealed cistern WC.

Bedroom Two

Door to ensuite Jack and Jill bathroom, storage cupboard.

Jack And Jill Bathroom

Comprising panel enclosed P shape bath with mixer tap, shower over and glass screen, wash hand basin with mixer tap, heated towel rail, WC, storage cupboard, doors to bedroom two and first floor landing.

Bedroom Three

Front aspect.

Bedroom Four

Storage cupboard, side aspect.

Outside

Rear Garden

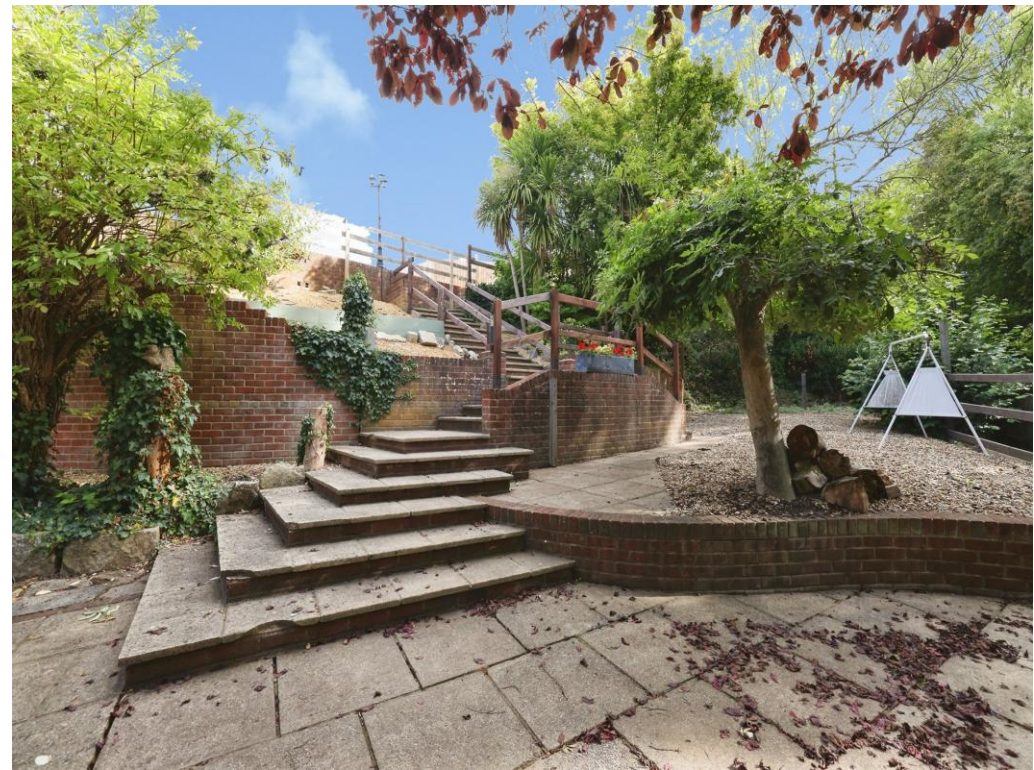
The gardens have been thoughtfully landscaped to create a series of attractive, terraced outdoor spaces, perfectly suited to both relaxation and entertaining. A generous paved sun terrace provides an ideal setting for al fresco dining and enjoys a pleasant elevated outlook across the grounds.

Timber decking, gravelled pathways and landscaped planting beds weave through the garden, creating a variety of secluded seating areas surrounded by mature trees and established shrubs that provide a high degree of privacy and a wonderful sense of tranquillity. Feature timber balustrades and glazed screening enhance the contemporary yet natural feel of the space, while the tiered design makes excellent use of the sloping plot.

The mature boundaries and woodland backdrop create a picturesque setting throughout the seasons, making the garden a particular highlight of the property and an ideal retreat for outdoor living.

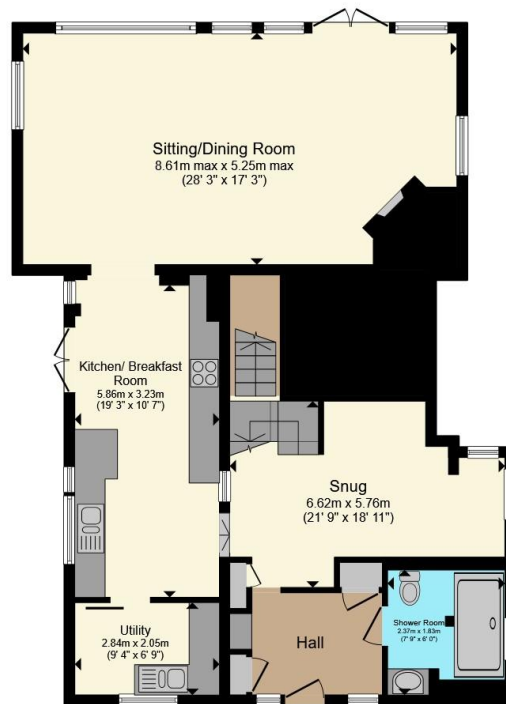
Driveway

Gravelled driveway to the rear with access from the road, steps down to garden.

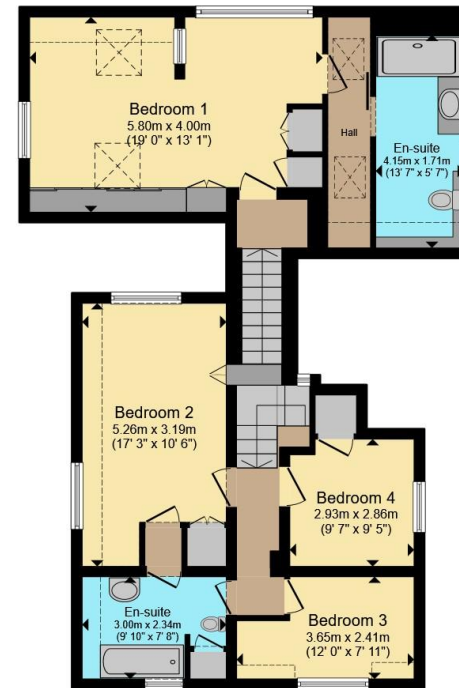








Ground Floor



First Floor

Total floor area 186.4 m² (2,006 sq.ft.) approx

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 Band: D

Tenure: Freehold

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