



Radnor House

The Headlands, Downton, Salisbury, SP5 3HJ

SPENCERS
NEW FOREST





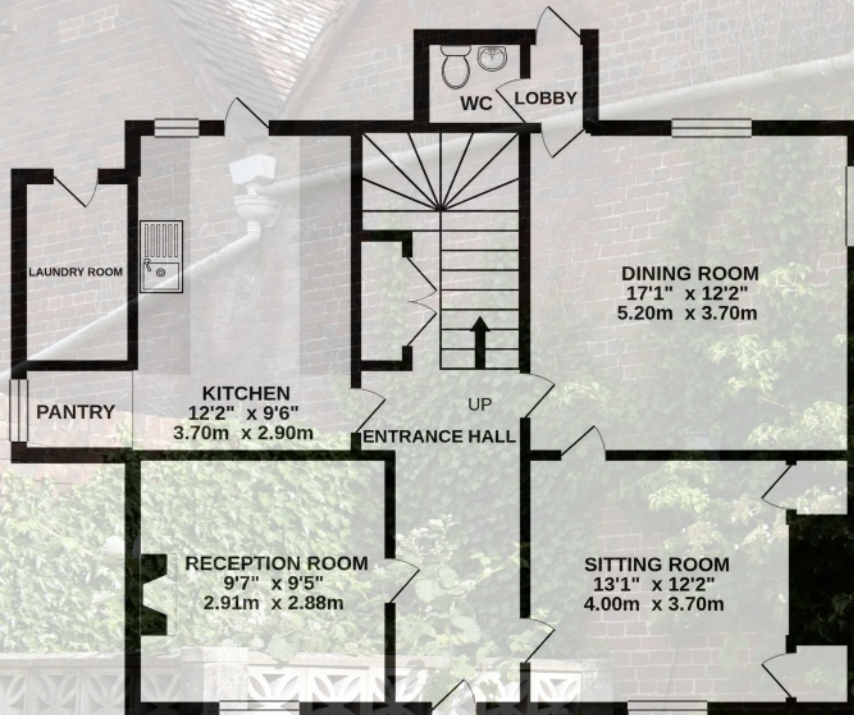
The Property

A beautiful Grade II listed detached four-bedroom house which was originally built in 1750 and is set within mature gardens and is conveniently located in the centre of Downton. This delightful home retains many original period features with exposed beams throughout, four double bedrooms, three generous reception rooms, whilst also lending itself to considerable improvement and modernisation.

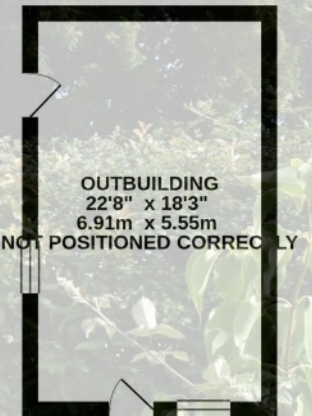
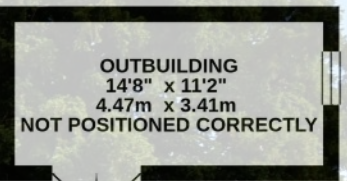
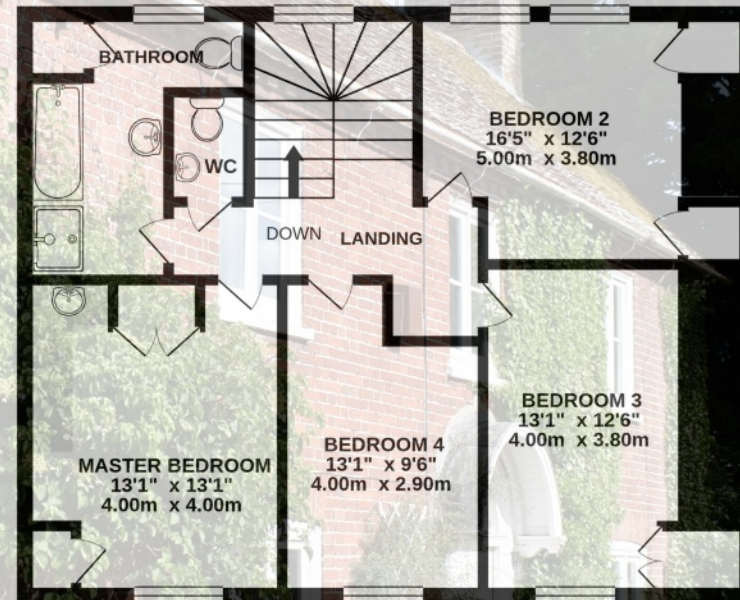
- The entrance hall provides access to all of the ground-floor accommodation including the downstairs shower room, cloak cupboard and under stairs storage
- Impressive sitting room featuring an inglenook fireplace with a brick surround and inset log burner
- Spacious dining room with an open fireplace and a double aspect overlooking the rear gardens
- Reception room with a front aspect overlooking the front gardens, also comprising a fireplace with an inset log burner and a tiled hearth
- Charming kitchen which is fitted with a range of oak-fronted wall and base units with work surfaces over, an inset stainless-steel sink, a useful pantry and a door leading to the rear gardens
- Bright first-floor landing providing access to all four double bedrooms, three of which benefit from built-in storage cupboards
- Generous family bathroom comprising a Jacuzzi style bath with a hand-held shower attachment, separate shower, vanity unit with marble counter over and a concealed WC
- There is also a separate WC adjacent to the bathroom and also an airing cupboard
- Falls within the catchment area for the highly regarded Trafalgar School at Downton

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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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Grounds & Gardens

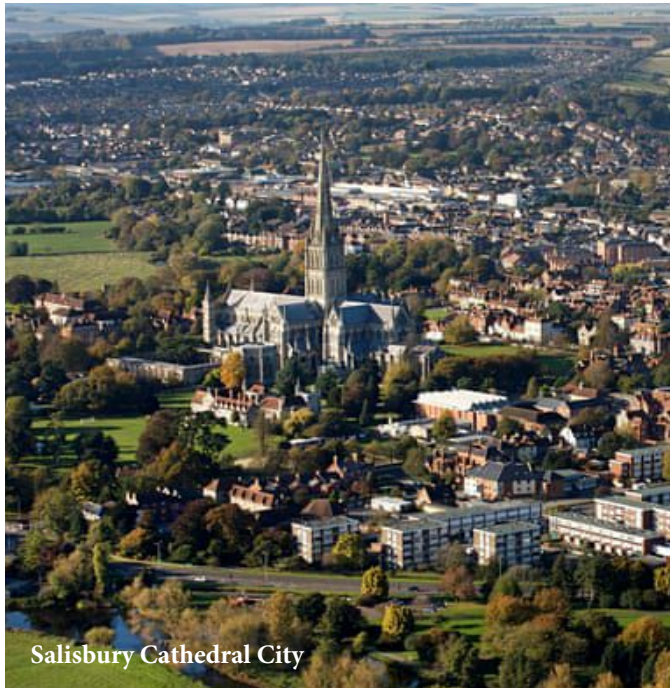
- Approached via double gates which lead to a large parking forecourt, whilst additional double wrought iron gates lead to the rear gardens
- Pedestrian access via a stone pathway which approaches the front door
- The pretty rear gardens are mainly laid to lawn, incorporating a range of mature trees and shrubs which are enclosed by a brick wall, providing much privacy
- Large patio area sitting adjacent to the dining room
- Two separate outbuildings/workshops, both with lighting and electricity supply, one of which has a fully boarded loft space

The Situation

The property is situated in the delightful rural village of Downton, on the edge of the River Avon and beautiful New Forest National Park, offering thousands of acres of wood and heathland ideal for cycling, walking and horse riding. The village offers a good range of shops and amenities is conveniently located just 6 miles south of the historic city of Salisbury comprising an abundance of shopping facilities, cafes and restaurants. The village is also well known for its fishing, its award winning local brewery and as a centre for exploring the River Avon and New Forest. For commuters, the A338 is easily accessible, providing a direct route to the larger coastal towns of Bournemouth and Christchurch (approx. 20 miles south). Southampton is approximately 20 miles east via the M27, with London approximately two hours distant via the M27/M3/M25.



Hamptworth Golf Course



Salisbury Cathedral City



Longford Castle



Trafalgar Park

Services

Energy Performance Rating: N/A

Council Tax Band: G

Mains water, electricity and drainage

Directions

Exit Ringwood via the A338 heading towards Salisbury for approximately 8 miles, continuing through the village of Breamore and proceeding for approximately another 3 miles. Upon entering Downton, you will find the property shortly on your right-hand side, denoted by our 'For Sale' board.

As The Crow Flies....

The Bull Hotel & Restaurant	276 feet
Trafalgar School	0.2 miles
Downton CE Primary School	0.3 miles
Trafalgar Park	3.3 miles
Longford Castle	3.9 miles
Hamptworth Golf Club	5.1 miles
Salisbury City Centre	6.0 miles

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com