



The Granary *The Borough, Downton, Salisbury, SP5 3LY*

SPENCERS
NEW FOREST



The Property

An exciting opportunity to purchase a bright and spacious two bedroom top floor apartment, newly re-decorated and offered with vacant possession and no forward chain. Ideally located just off The Borough in the heart of Downton Village Centre, the property is perfectly placed for local amenities, countryside walks and excellent road links to Salisbury and the New Forest.

The accommodation comprises a welcoming entrance hall leading to all principal rooms. The master bedroom is a comfortable double with built-in storage, complemented by a generous second bedroom. To the rear, the light-filled sitting room enjoys an attractive outlook across the borough, creating a relaxing living space. From here, the separate kitchen is fitted with a range of matching units and provides space for freestanding appliances.

A well-presented bathroom completes the accommodation, featuring a three-piece suite with bath and shower over, W.C and wash hand basin.

Externally, the property benefits from an allocated parking space, a rare advantage in such a central location.

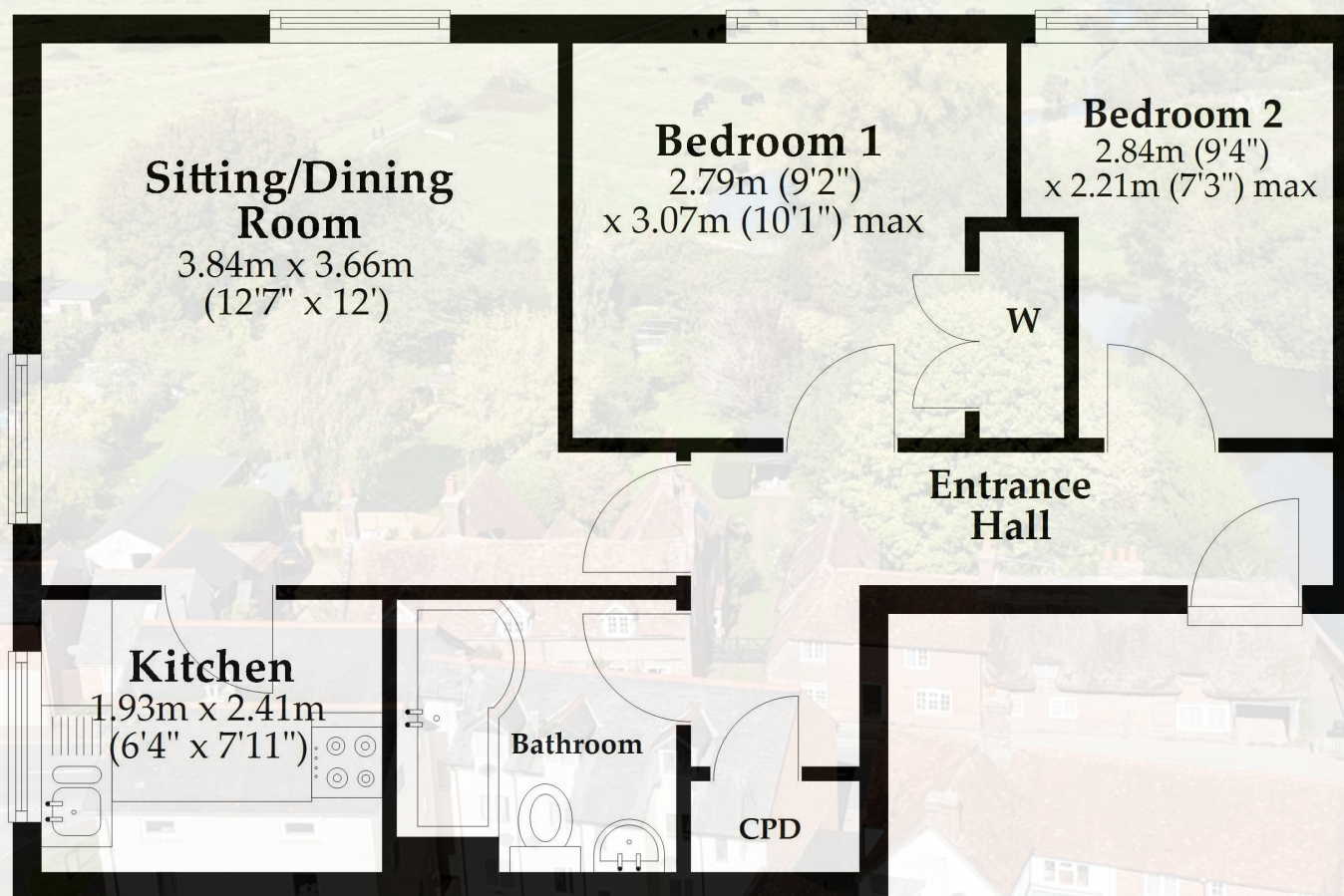
This apartment represents an ideal first-time purchase, investment opportunity, or low-maintenance home for those seeking a convenient position within this sought-after village.

Please note: Some images are computer-generated to illustrate how the property could look when furnished.



FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 46.7 sq. metres (503.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Additional Information

- Tenure: Share of Freehold
- Lease: 963 Years Remaining
- Council Tax Band: C
- Service Charge: £0
- Ground Rent: £0
- One Allocated Parking Space
- Energy Performance Rating: C Current: 71C Potential: 81B
- Mains Connection to Electricity, Water and Drainage
- Superfast Broadband with Speeds of 80 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity





Fordingbridge Town Centre



The New Forest

Situation

The property is situated in the historic village of Downton, on the edge of the stunning New Forest National Park, which offers over 140,000 acres of heathland and ancient woodland - perfect for endless walking, cycling and horse-riding routes.

Downton itself provides an excellent range of local amenities, including a secondary school, library, doctors' surgery, chemist, café, pub and a supermarket. The village is also well known for its much-loved annual Cuckoo Fair, a celebrated community event that draws visitors from far and wide each spring.

The beautiful cathedral city of Salisbury is approximately a 20-minute drive away, offering a wealth of educational establishments including two grammar schools, alongside extensive shopping facilities, a leisure centre, and a mainline railway station with services to London Waterloo in around 90 minutes. For those needing wider connections, both Bournemouth and Southampton are within easy reach and provide international airports.

Directions

From the main roundabout in Ringwood, join the A338 heading north towards Salisbury. Continue along the A338, following the signs for Salisbury and Downton, for about 11 miles. As you approach Downton, at the traffic lights, turn right into The Borough. Continue down here for 0.4 of a mile before coming to the property on your right hand side, indicated by our for sale board.



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

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