



53 MOOT LANE, DOWNTON, SALISBURY SP5 3JR

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



53 MOOT LANE, DOWNTON, SALISBURY, SP5 3JR
PRICE GUIDE: £340,000

53 Moot Lane is an extended modern mid terrace family home conveniently located with good access to local amenities and schooling.

The property is well proportioned with two reception rooms; a good size dining room and a separate living room with free standing log burning stove and access out to the rear garden. Off the rear is an excellent double aspect kitchen/family room extension which is about 18' x 10' with vaulted ceiling and patio doors leading in to the garden; the kitchen is well fitted and equipped with appliances including an integrated electric oven, gas hob and extractor hood. In addition there is study area with additional storage and a ground floor shower room.

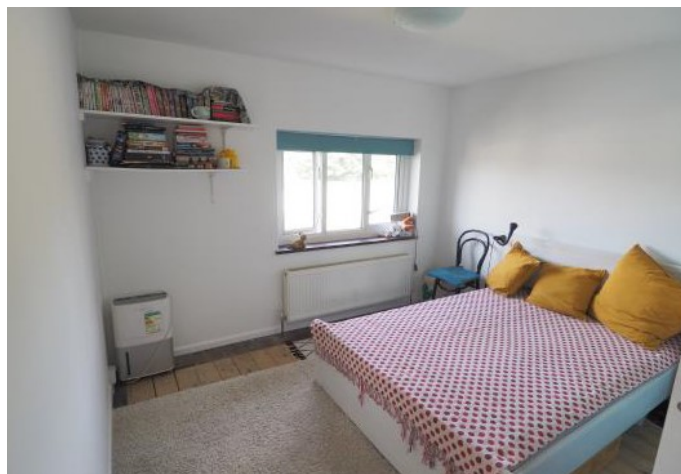


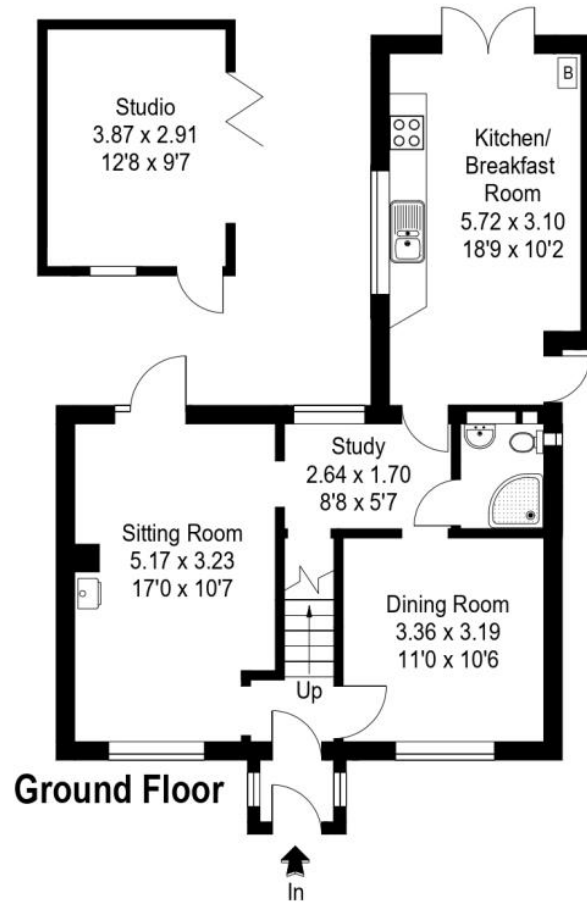
The first floor offers two double bedrooms, a large single bedroom and a family bathroom all off a generous landing area.

To the front is a small enclosed garden and a side alley accessing the rear. The rear garden is fully enclosed and private with an area laid to lawn bordered by shrubs and mature trees. There is a substantial detached studio/garden room with power & light, double glazing and bi-fold doors. Double gates provide access in from the rear to an area which could easily provide off road parking and garage/carport, subject to planning.

LOCATION: Downton is a village and civil parish on the River Avon in southern Wiltshire, about 6 miles southeast of the city of Salisbury and just outside the New Forest National Park. Downton offers a good range of local amenities, including local shops, cafe, a doctors' surgery, dentist, vets, sports centre, public houses and churches of all denominations, primary school and The Trafalgar School (11-16). Downton is in the catchment area for the two grammar schools in Salisbury and is on a direct bus route to The Burgate School and Sixth Form Centre in Fordingbridge. The cathedral city of Salisbury has an excellent range of social, cultural and leisure amenities with extensive shopping facilities, restaurants and the twice weekly Charter market. The theatre, arts centre and cinema are all located in the city centre. The A338 accesses Bournemouth, the B3078 crosses the New Forest to provide a link to the M27 and Southampton. Mainline rail services to London (Waterloo) are at Salisbury and Southampton and there are airports at Bournemouth and Southampton.

DIRECTIONS: From the cathedral city of Salisbury proceed in a southerly direction along the A338. Upon reaching the centre of Downton turn left at the traffic lights with the Bull Hotel on your left hand side. Proceed along The Borough, over the bridge and continue through the S-bend, past the Wooden Spoon Inn on the left hand side and take the next turning on the right into Moot Lane, passing Saxonhurst on the left hand side. 53 Moot Lane can be found on the left hand side, clearly identified by the Baxters For Sale Board.

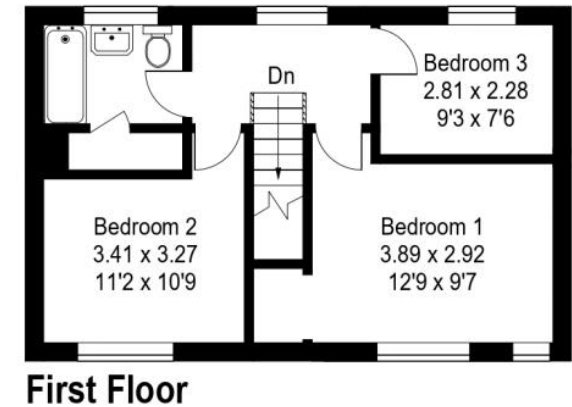




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Approximate Gross Internal Area :- 99 sq m / 1069 sq ft

Studio Approximate Gross Internal Area :- 11 sq m / 121 sq ft



PRODUCED FOR BAXTERS 2022

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,051.96 for year 2024/2025. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10653a.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		