



CANDLEMAS COTTAGE, 8 THE BOROUGH, DOWNTON, SALISBURY SP5 3ND

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**BAXTERS**  
PROPERTY & LAND AGENTS





## **CANDLEMAS COTTAGE, 8 THE BOROUGH, DOWNTON, SALISBURY SP5 3ND**

### **PRICE GUIDE: £445,000**

Located within the highly desirable Wiltshire village of Downton is Candlemas Cottage, a lovely “eye catching” Grade II listed period cottage of excellent proportions with a wealth of glorious features. Tucked away in a secluded corner of The Borough and, with a wonderful south facing garden, Candlemas Cottage is a “must View” for any discerning buyer in search of a characterful home.

Of seventeenth century origins, Candlemas Cottage has been lovingly cared for by the current and previous owners who have clearly demonstrated a high degree of sensitivity to the period and charm of the property and have clearly maintained the cottage to a high standard which will be evident to all who view.

The cottage was sympathetically extended in 2009/2010 with a double storey rear extension resulting in the now lovely light and airy double aspect farmhouse kitchen and an additional first floor bedroom.



The cottage is truly deceptive in appearance with surprisingly spacious accommodation comprising of a cosy sitting room with a fine inglenook fireplace and stable door leading out to the garden, a superb kitchen, utility room, ground floor cloakroom, three excellent size bedrooms and a refitted family bathroom. There are a wealth of period features including some stone mullioned windows, numerous exposed structural beams and timbers, terracotta tiles flooring and internal doors. Majority rethatching works were completed during 2023 along with new eaves, re-ridging, redressing and netting.

A particular feature of this lovely period home is the wonderful south facing cottage garden with an abundance of flower beds and borders, climbing foliage and mature shrubs all of which is arranged around a beautifully maintained lawn. There is also a large sunny seating area, productive vegetable garden, greenhouse and large garden shed. The cottage also has major advantage of having a private side gated pedestrian access. Parking is available within the Borough.

Agents Note: The third bedroom described in these particulars is presently a large open landing. Listed Building Consent was granted on 17<sup>th</sup> March 2025 for the formation of a stud partition to formally separate the bedroom: refer to the floor plans. Costings have been obtained and further details are available from the selling agents.

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, sports centre, public houses and churches of all denominations, primary school and The Trafalgar School. 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.





## 8 The Borough Downton SP5 3ND

Approximate Gross Internal Area  
1031 sq ft - 96 sq m

Existing Floor Plan

Proposed Floor Plan

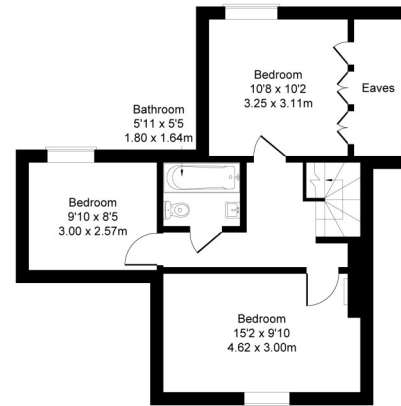
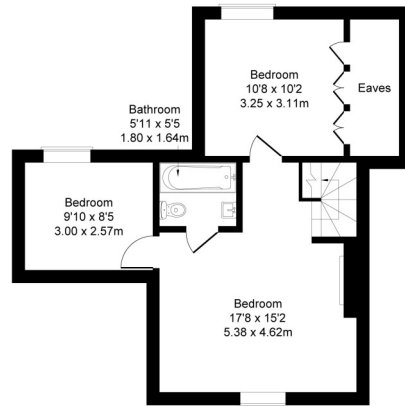
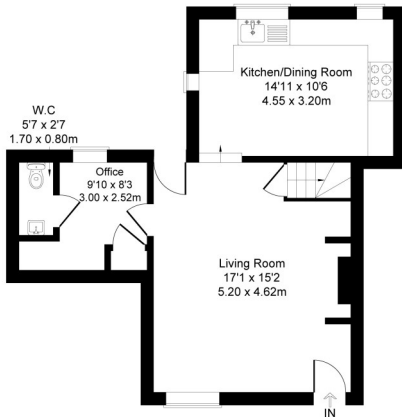


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold Local Authority: Wiltshire Council. Council Tax Band D : £2,416.99 for year 2025/2026.

All mains services connected. Mains Drainage. Gas Central Heating. Some Secondary Glazing.

**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 into The Borough and number 8 can be found on the right hand side .

**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: 10775.