



31 GREENACRES, DOWNTON, SALISBURY SP5 3NG

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £365,000

Located within the hugely popular Wiltshire village of Downton is 31 Greenacres, a spacious semi detached family home with a large south facing garden, integral single garage and a long drive with parking for four vehicles.

31 Greenacres offers nicely proportioned living space, and is offered for sale with immediate vacant Possession. The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

The current ground floor layout comprises of a good size welcoming reception hall, a spacious “L” shaped living/dining room, a large conservatory with vaulted ceiling and a modern fitted kitchen. Off the first floor landing are two double bedrooms, a large single bedroom and a refitted family bathroom.

31 Greenacres is set well back from the road with a long front garden which is laid mainly to lawn. The drive provides excellent off road parking and gives access to the garage. To the rear of the property is a large, fully enclosed, south facing garden with two patios areas and an additional pergola covered seating area, lawn and borders with established shrubs. There is also a good size timber garden shed.

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 Downton on the Salisbury Road, turn right into Wick Lane immediately before the traffic lights. Take the first left into Greenacres and follow the road, where number 31 can be found on the left hand side.



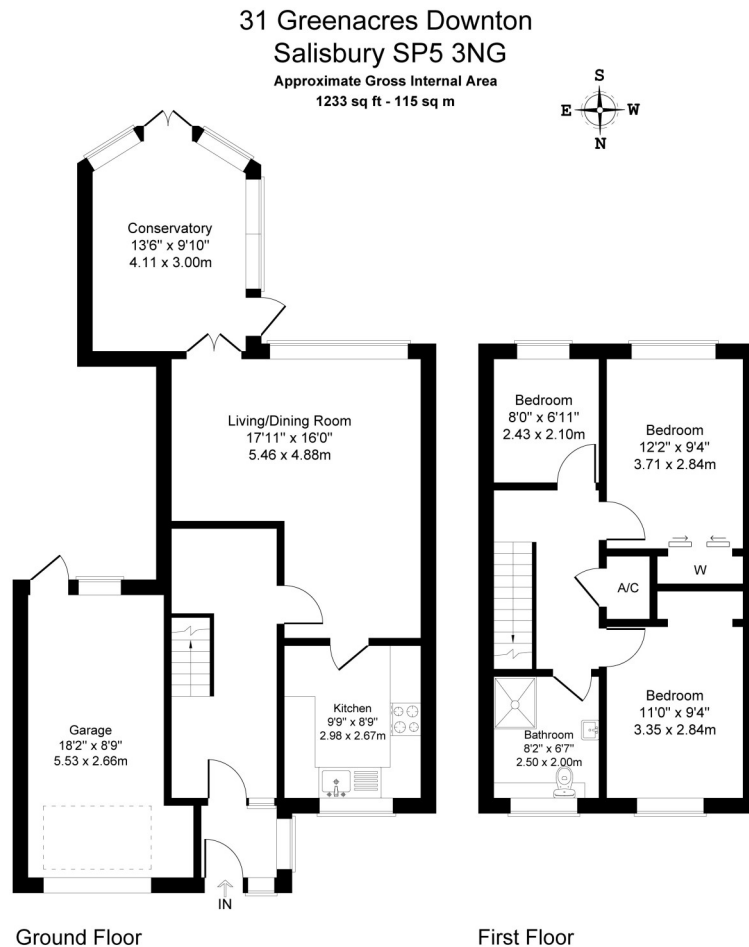


Illustration for identification purposes only, measurements are approximate, not to scale.



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. 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: 10804

