



Moot Cottage, Waterside, Downton, Wiltshire

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Moot Cottage, Waterside, Downton, Salisbury, Wiltshire SP5 3PQ

A charming, detached cottage within a peaceful private plot above the River Avon in the heart of desirable Downton

A338 0.6 miles, Salisbury Station 7.3 miles (London Waterloo 83 mins), Central Salisbury 8.2 miles, M27 (J2) 9.7 miles, Bournemouth airport 19.1 miles, Southampton Airport 20 miles, Winchester 26.5 miles

Reception hall | Drawing room | Kitchen
2 Conservatories | Dining room | 3 Bedrooms
Shower room | Garden | 2 Sheds
EPC Rating E

The property

Moot Cottage is a handsome, double-fronted property that enjoys a range of versatile and light-filled accommodation, whilst also offering opportunity for modernisation to upgrade to more current specifications. It has been in the same ownership for the past 70 years which is testament to its excellent village location and delightful outlook.

The central entranceway opens to a pair of river-facing reception rooms with feature fireplaces. This includes a formal dining room with a sliding door to the kitchen and a 19 ft. drawing room that flows into one of two conservatories opening to the garden. At the centre, is a hallway space with a stairway leading to the first floor, and double doors that open into the larger conservatory, providing ample natural light to the area. Beside this is a skylit kitchen with a range of cabinetry and appliances arranged in an L-shape and a door opening to the front of the property.

The first-floor landing leads to a wood-panelled shower room and three well-sized bedrooms with attractive elevated views to the garden and across the river. Both the principal bedroom with its small bay window and a second bedroom, benefit from various fitted wardrobes in the alcoves beside original fireplaces.

Outside

The property is set back, above the river, enjoying a lawned front garden with various shrubs, trees and a stone paved pathway to the main entrance. A fine red brick wall to one side flows around to the rear walled garden, with its range of shrub borders, climbing plants and taller trees. There are also paved pathways to two garden sheds, a good-sized section of level lawn and steps to the paved sun terrace beside the home.

Location

The sought-after village of Downton on the River Avon offers a range of local amenities including shops, a supermarket, public houses, a library, schools, doctors and a leisure centre, with the scenic New Forest National Park within easy reach for outdoor pursuits.

Further facilities and amenities are found in Salisbury. With its historic centre and famous cathedral, Salisbury is a delightful city. There is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School and the independent Salisbury Cathedral School.

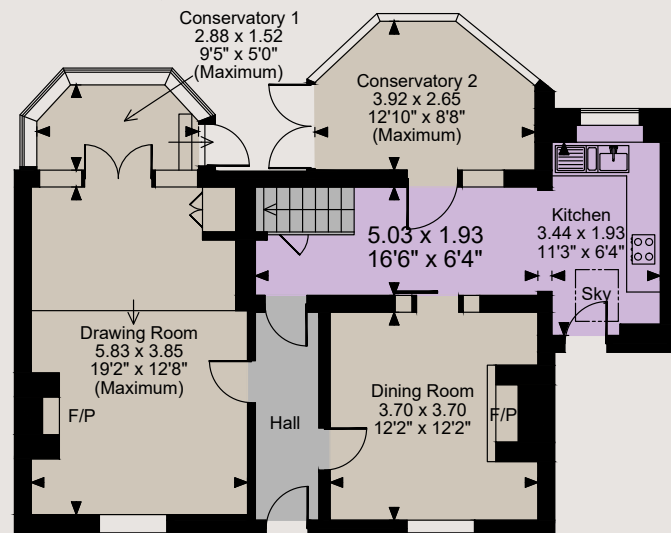
Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes, while the area is also well connected by road, with a network of A-roads nearby and the M27 10 miles away.



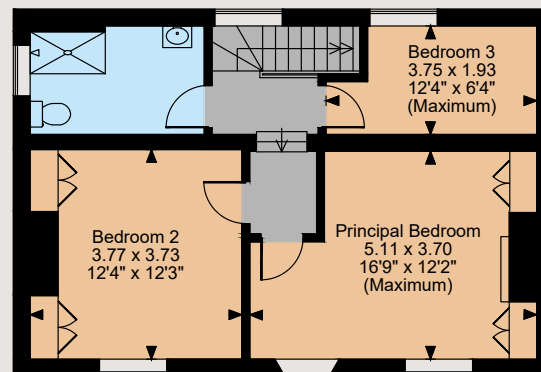
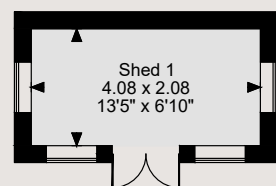


Floorplans
House internal area 1,380 sq ft (128 sq m)
Outbuilding internal area 132 sq ft (12 sq m)

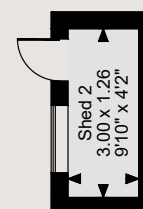
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Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Salisbury head north, following signs along the A338 for 5.4 miles before turning left onto the B3080. After 0.6 miles turn right, where the property will be on the left.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity, gas, water and drainage.

Council Tax: Band

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Guide Price: £425,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

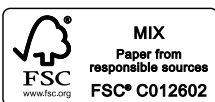
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