



1 Downton Manor Farm Cottages, Downton, SO41 0LB

£550,000

Mitchells
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*1 Downton Manor
Farm Cottages
Christchurch Road
Downton
Hampshire
SO41 0LB*

An immaculately presented three bedroom cottage forming part of the former Downton Manor Farm and benefitting from a superb large kitchen/family room, a separate sitting room, excellent off road parking, far reaching rural views incorporating the Isle Of Wight in the distance, no forward chain and a south facing rear garden.

- Sitting Room
- Kitchen/Dining/Family Room
- Landing
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off Road Parking
- Private Gardens



The Property

Stunning large kitchen/dining/family room benefitting from a triple aspect, high level double glazed Velux windows providing an abundance of light, stairs to the first floor, a useful understairs storage cupboard, ample room for dining table, sofas, etc., twin UPVC double glazed casement doors onto the patio, a sunny south facing outlook over the gardens and a modern kitchen area fitted with a range of cream wall and base units with a timber worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated Lamona electric oven, hob and extractor, space for tall fridge/freezer and dishwasher, part tiled walls and under cupboard lighting.

Pleasant sitting room with twin UPVC double glazed casement doors onto the patio and a private south facing outlook over the rear garden.

Ground floor bedroom one with a private outlook and a modern en-suite shower room fitted with a white suite comprising a fully tiled corner shower unit, wash basin, WC, part tiled walls, extractor fan and a chrome ladder style heated towel rail.

Two first floor bedrooms both with lovely rural outlooks.

Family bathroom fitted with a modern white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin, WC, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a private and mature plot with an area of shingle to the front providing off road parking for three vehicles. The remainder of the front garden is laid mainly to lawn with American sandstone pathways.

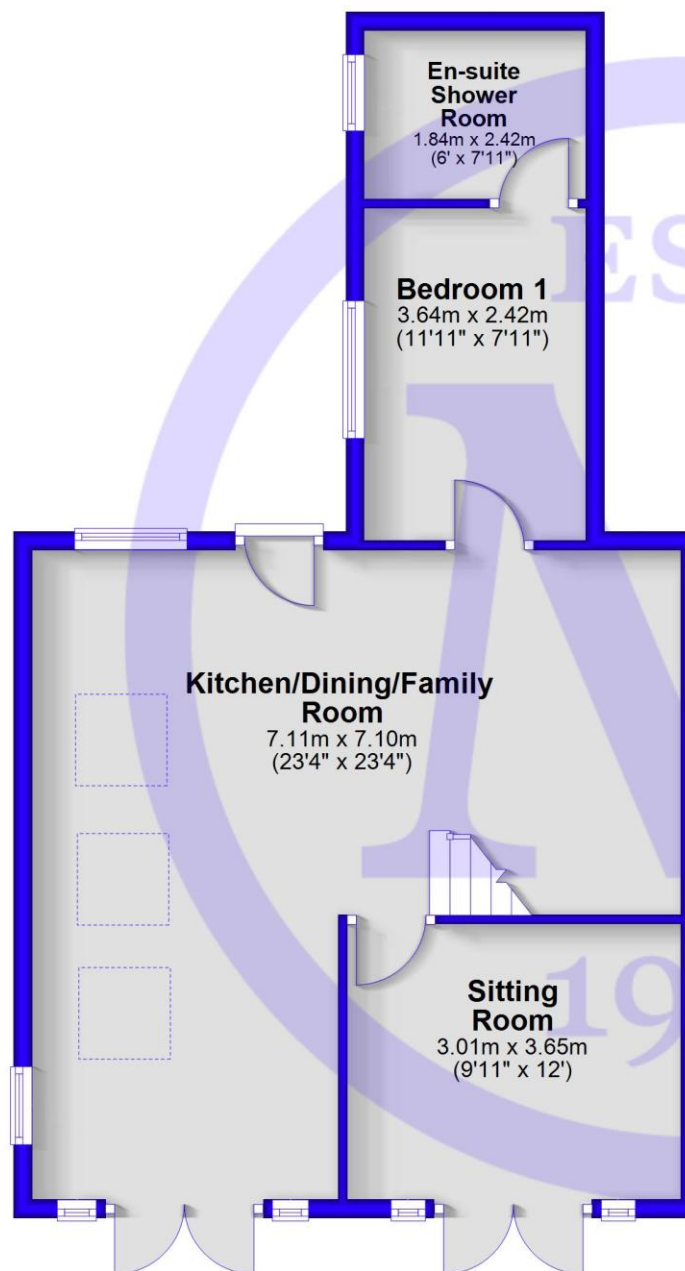
Adjoining the rear of the property is a good sized area patio with decorative brick edging with the remainder laid mainly to lawn, all enjoying a sunny southerly aspect and a high degree of privacy and seclusion.

Services

- Mains electric, drainage and water
- Council Tax Band D
- Energy Performance Rating F

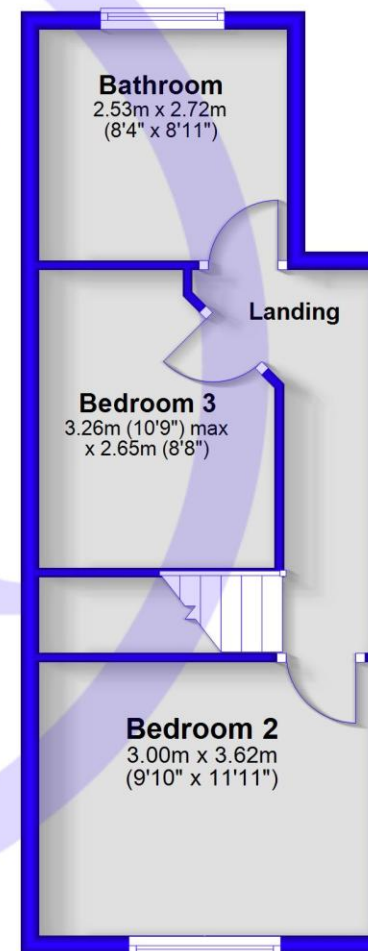
Ground Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.1 sq. feet)



Total area: approx. 97.8 sq. metres (1052.5 sq. feet)

Situation

Downton is a peaceful hamlet near Lymington, nestled in the New Forest National Park. Known for its rural charm, it offers a quiet, residential setting with easy access to coastal walks, forest trails, and natural beauty. The local Royal Oak Inn provides a traditional pub atmosphere, while nearby villages like Milford-on-Sea and Lymington offer shops, schools, and amenities. Excellent transport links via the A337 and Lymington train station make it easily accessible.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. At the next roundabout continue straight across. Travel for approximately one mile and having passed the Royal Oak pub on your right, the entrance to Downton Manor Farm Cottages will be seen after approximately half a mile on the right hand side.





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