



2 Downton Manor Farm Cottages, Downton, SO41 0LB

£399,950

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

A lovely three bedroom mid-terrace cottage set on a generous south facing plot in a charming rural location. The property is offered with no forward chain and features a superb large kitchen/dining room, a delightful sitting room with casement doors opening onto the south facing patio, excellent off road parking, and a superb master bedroom that takes full advantage of the stunning rural views extending to the Isle of Wight in the distance.

- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Landing
- Three Bedrooms
- Off Road Parking
- Large Gardens



The Property

Sitting room with attractive tiled flooring, twin UPVC double glazed casement doors onto the patio, and a south facing outlook over the rear garden.

Stunning kitchen/dining room featuring an excellent range of modern wall and base units with a contrasting timber effect worktop and an inset one and a half bowl sink with mixer tap. Integrated electric oven, hob, and extractor, with space for a tall fridge/freezer, a washing machine, and a tumble dryer. The room also benefits from part tiled walls, tiled flooring, a large understairs storage cupboard, ample space for a dining table and chairs, and a UPVC double glazed door to the front.

Bathroom fitted with a white suite comprising a panel bath with an independent Mira shower over and a glass shower screen, a wash basin, a WC, tiled flooring, and an extractor fan.

First floor landing with a trap to the roof space.

Three first floor bedrooms, with the fantastic master bedroom enjoying stunning, far reaching views.





Gardens & Grounds

To the front of the property is a good sized shingled area providing off road parking for at least three vehicles. The front garden is mainly laid to Indian sandstone patio and lawn.

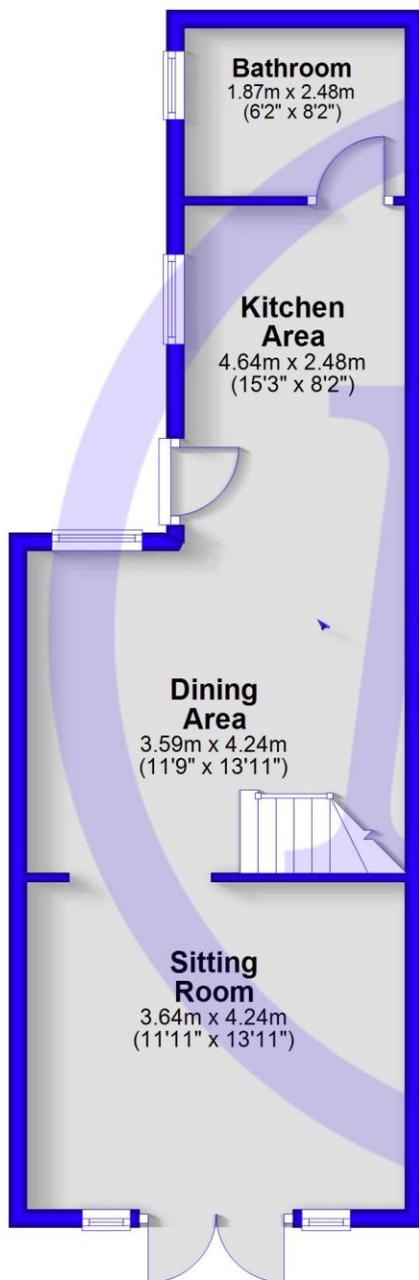
The rear garden is a particular feature of this cottage, with a generously sized patio adjoining the rear and the remainder of the large garden laid to an extensive lawn with mature borders. This outdoor space enjoys a sunny southerly aspect and a high degree of privacy.

Services

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

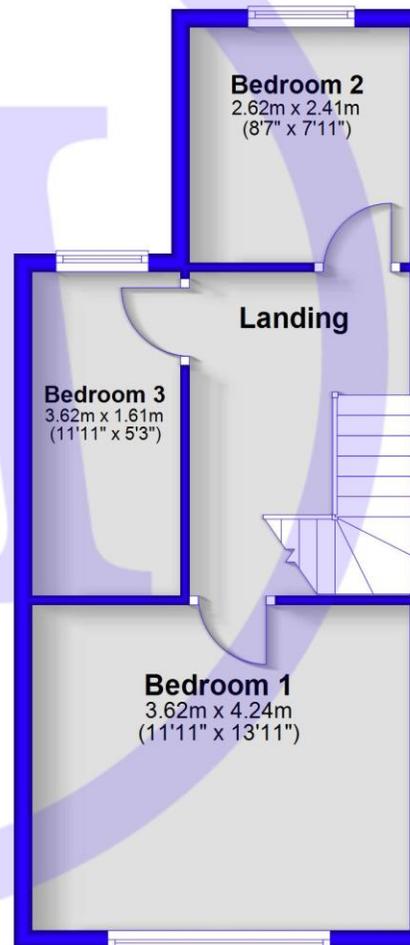
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 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 after passing the Royal Oak pub on your right, the entrance to Downton Manor Farm Cottages will be seen about half a mile further on the right hand side.





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