



*3 Downton Manor Farm Cottage, Downton, SO41 0LB*

*£399,950*

**Mitchells**  
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*3 Downton Manor  
Farm Cottage  
Christchurch Road  
Downton  
Hampshire  
SO41 0LB*

A spacious two bedroom end of terrace cottage forming part of the former Downton Manor Farm Cottage and is situated in a lovely rural position backing onto and with open outlooks over paddock land. The property offers spacious ground floor accommodation, excellent scope for extension, subject to any necessary permissions, and has no forward chain.

- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Rear Lobby
- Cloakroom
- Landing
- Two Bedrooms
- Bathroom
- Off Road Parking
- Private Gardens



## *The Property*

Lovely sitting room with a feature brick fireplace with a timber mantle and tiled hearth and recessed open fire, twin UPVC double glazed casement doors onto the garden and a lovely far reaching outlook over the adjoining paddock land.

Good sized kitchen/dining room with the kitchen area fitted with a range of cream wall and base units with a contrasting dark worktop and an inset sink unit with a mixer tap over, integrated electric oven, hob and extractor, space for tall fridge/freezer and washing machine, tile effect flooring, large dining area with recessed wood burning stove and a feature brick facing wall.

Rear lobby with timber effect flooring.

Utility room with storage units and space and plumbing for a washing machine.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space.

Two bedrooms both with lovely outlooks.

Bathroom fitted with a white suite comprising a shaped panel bath with an independent shower over and glass shower screen, wash basin, WC, extractor fan and airing cupboard.







## *Gardens & Grounds*

To the front of the property there is ample room for off road parking for numerous vehicles.

The garden extends along the side of the property and is laid mainly to lawn, as is the rear garden with mature hedging, a private south facing aspect and beautiful far reaching views.

## *Services*

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

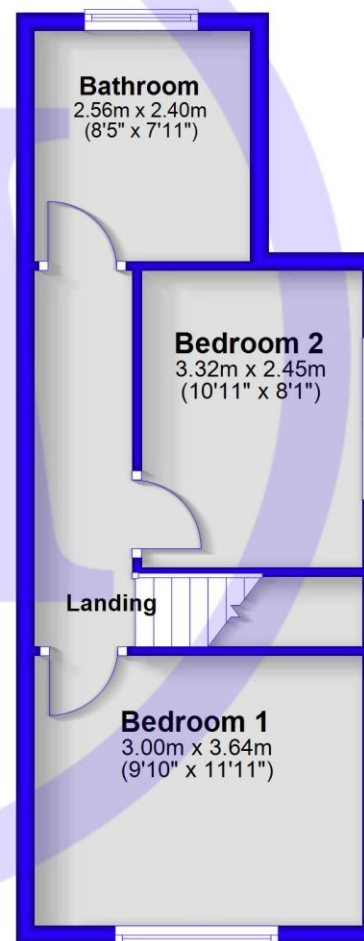
## Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 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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