



*2 Downton Manor Farm Cottages, Downton, SO41 0LB*

£475,000

**Mitchells**  
1963 — TODAY







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

A lovely three bedroom mid terrace cottage set on a fantastic large south facing plot in a fantastic rural location. The property is offered with no forward chain and other features include a superb large kitchen/dining room, a lovely sitting room with casement doors onto the south facing patio, excellent off road parking and a superb master bedroom taking full advantage of the superb 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 with an excellent range of modern wall and base units with a contrasting timber effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, hob and extractor, space for tall fridge/freezer, washing machine and tumble dryer, part tiled walls, tiled flooring, large understairs storage cupboard, ample room for 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 glass shower screen, wash basin, WC, tiled flooring and an extractor fan.

First floor landing with trap to the roof space.

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







## *Gardens & Grounds*

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

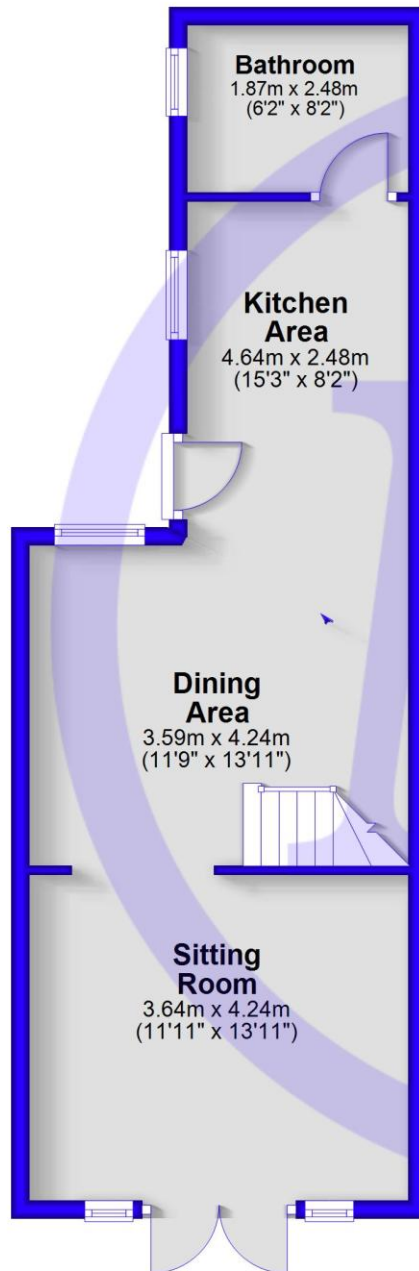
The rear garden is a particular feature of this cottage having a good sized area of patio adjoining the rear with the remainder of the large garden laid to an extensive area of lawn with mature borders, all enjoying sunny southerly aspect and a high degree of privacy.

## *Services*

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

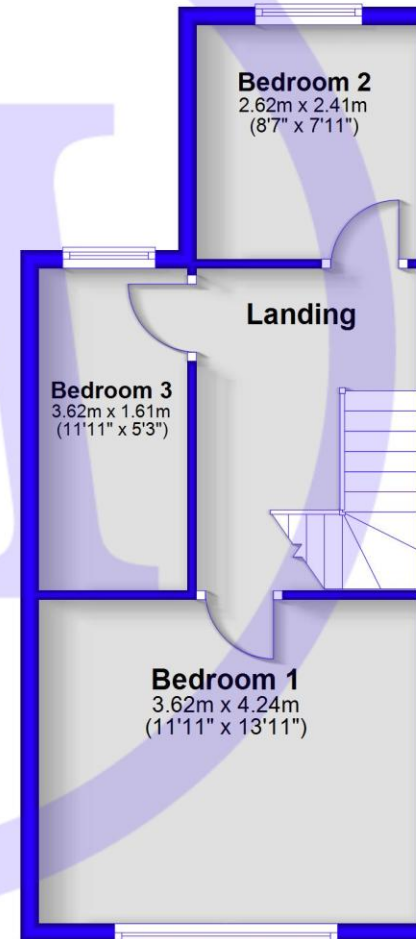
## Ground Floor

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 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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