



*2 Downton Manor Farm Cottages, Christchurch Road, Downton,*

*£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*

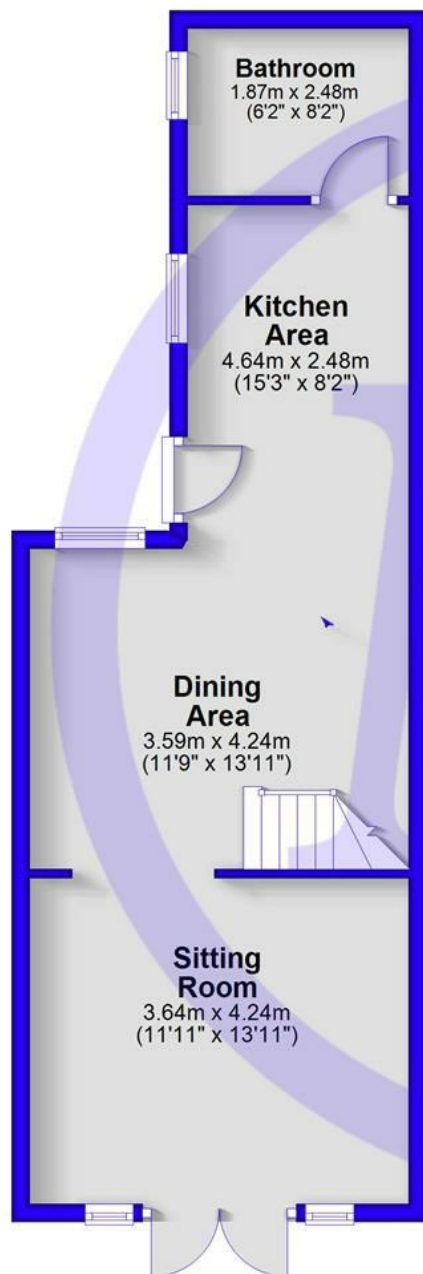
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: E

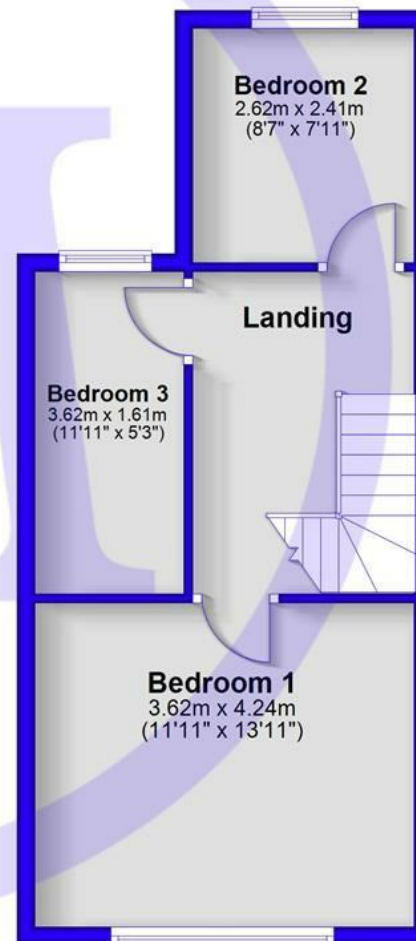
## Ground Floor

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

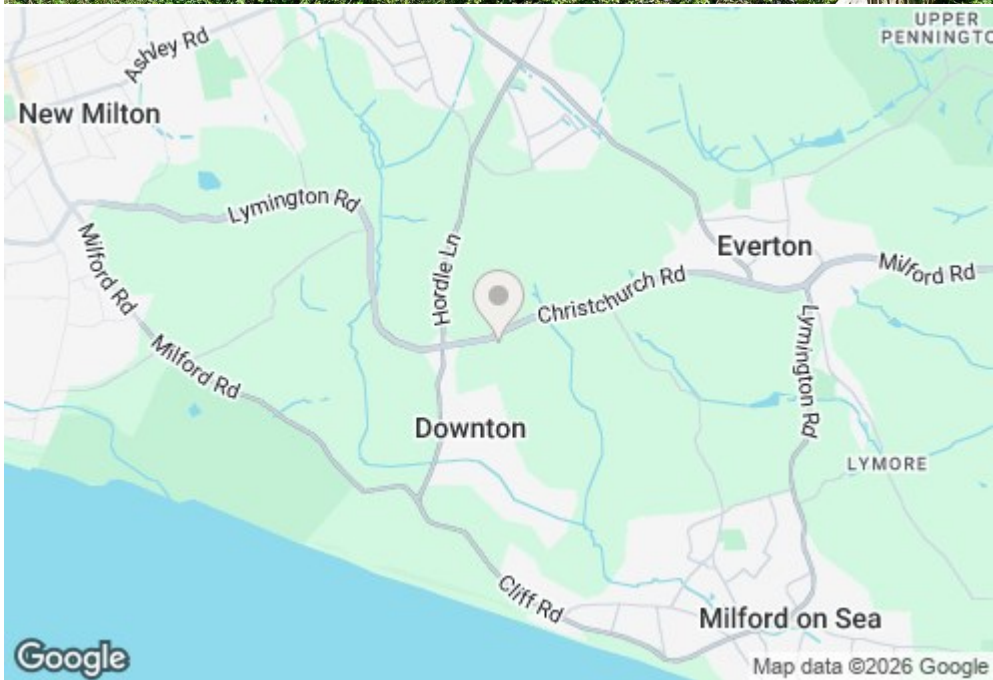


## First Floor

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.



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