



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

*£315,000*

**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 Cottages, situated in a lovely rural position backing onto paddock land with open outlooks. The property offers generous ground floor accommodation, excellent scope for extension (subject to necessary permissions), and is offered with 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 featuring a brick fireplace with a timber mantle, tiled hearth, and recessed open fire. Twin UPVC double glazed casement doors open onto the garden, offering a stunning 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, contrasting dark worktops, and an inset sink unit with a mixer tap. Integrated electric oven, hob, and extractor, space for a tall fridge/freezer and washing machine, and tile effect flooring. The large dining area includes a recessed wood-burning stove and a feature brick 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 a 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, a wash basin, a WC, an extractor fan, and an airing cupboard.





## *Gardens & Grounds*

To the front of the property, there is ample space 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, which features mature hedging, a private south facing aspect, and beautiful far reaching views.

## *Services*

Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: E

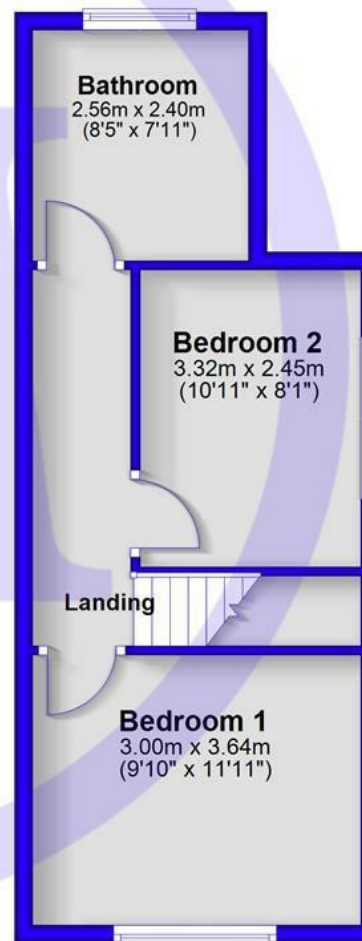
## Ground Floor

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

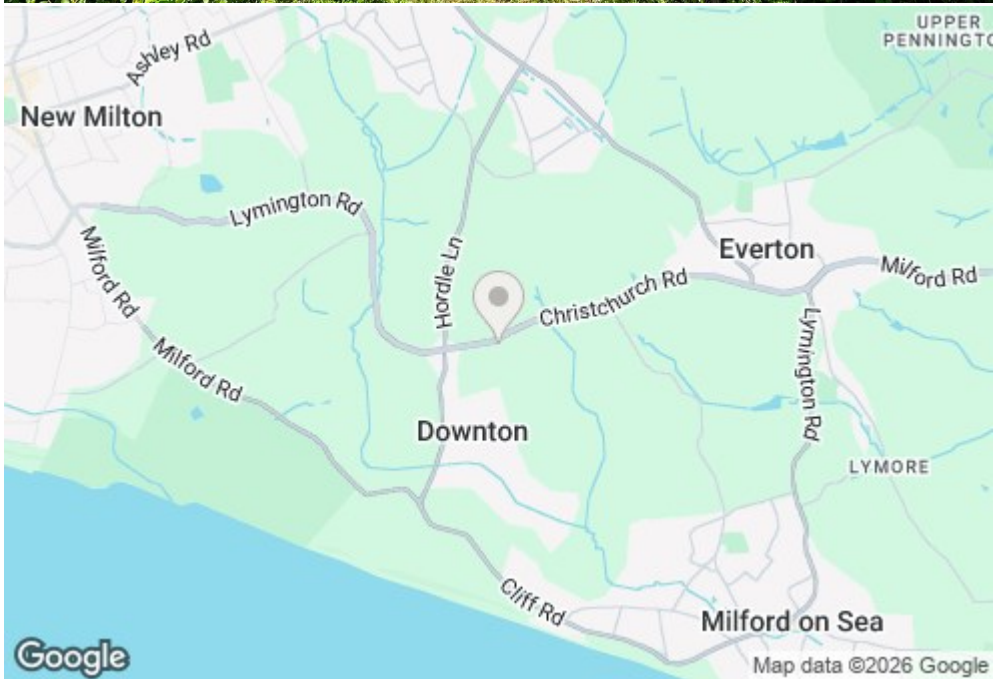


## First Floor

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.



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