



2 Church Leat, Downton, Wiltshire SP5 3PD

A spacious three-bedroom cottage within walking distance of local shops and with views over landscaped gardens to the rear.

The Property

2 Church Leat is an exceptionally spacious three storey cottage with well designed accommodation. The entrance hall has doors leading to the cloakroom and the large sitting room which has a feature fireplace and double doors at either end, leading to the conservatory, at the front of the property, and the separate dining room, at the rear. French doors open out from the dining room to the rear patio garden.

The fitted kitchen is accessed from the dining room and has a range of stylish floor and wall units with a built-in electric hob, Bosch double oven and dishwasher.

On the first floor there are two double bedrooms and a large family bathroom. There are fitted wardrobes in both bedrooms and the master bedroom has an en-suite shower room and French doors which open out onto a small roof terrace above the conservatory.

On the second floor there is a large family room with

double aspect dormer windows and eaves storage cupboards. There is also a cloakroom on this floor.

The property has electric underfloor and ceiling heating and double glazing throughout. A single garage, with light and power, is located in a block nearby.

Directions to Church Leat

From the A338 (Salisbury Road) take the B3080 into Downton. Continue down The Borough and pass South Lane on your right. Proceed over the bridge and follow the road round and past The Old Tannery and then take the first turning left into Church Leat.

999year Lease (from 1994)

No Ground Rent

55+age covenant.

To view this property please call the Estate Manager on 01725 514795 / 07384 113 413 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



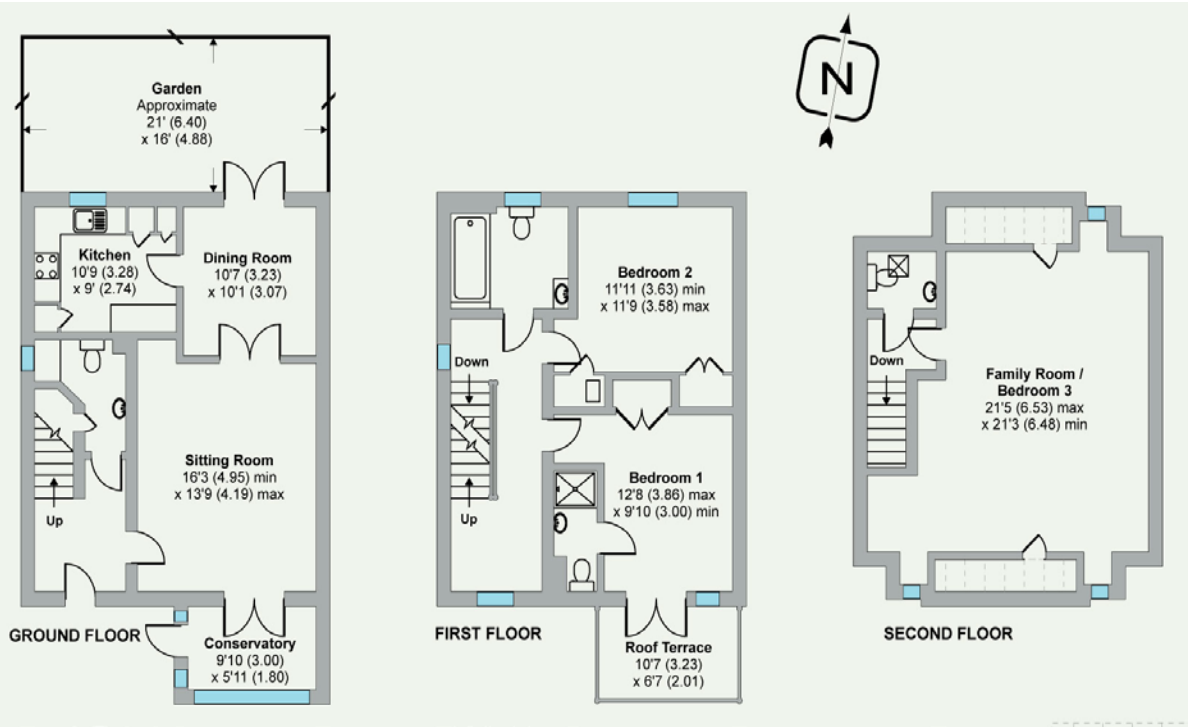
Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden

Approximate Gross Internals: 160.5m² / 1728ft² Condition Code: C Energy Performance Rating: E (44) Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Church Leat

Tanning has a long tradition in Downton, and Church Leat is built on the site of the old village tannery, surrounded by the River Avon and water meadows and sitting just below the Grade-I-listed St Laurence's church. Water is integral to the character of the estate, with some properties actually built over the mill stream, a carrier of the river Avon. All the cottages have a balcony or a conservatory to make the most of the delightful setting, and some even have both.

A footbridge over the river Avon leads into Downton, which is a large village with a good range of shops including a baker, supermarket, post office, several pubs and a library. The village is well-known for its fishing and for an award-winning local brewery, and a sports centre, horticultural society, bridge club, choir, and spots for tennis, bowls and cricket, all ensure plenty of activities to choose from. The beauty of the New Forest National Park is only a few miles away, and the city of Salisbury with its cathedral, excellent shops and many cultural facilities is only slightly further afield. If you are keen for a little sea air, both the seaside towns of Poole and Bournemouth are less than an hour's drive.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a glance



RESIDENT
ESTATE
MANAGER



31 PROPERTIES
BUILT 2002



RIVERSIDE
GARDEN



GARDENER



The River Avon at Church Leat



St Laurence Church



New Forest



Stonehenge

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