

# 7 Marie Avenue, Downton



WHITES

## 7, Marie Avenue, Downton, SP5 3NT

A spacious detached bungalow situated in a highly favoured location on the edge of the village but still within walking distance of the facilities.

- Recently Refurbished
- Large Conservatory
- Three Double Bedrooms
- Bathroom and Shower Room
- Driveway Parking
- Detached Garage
- Gas Central Heating
- Double Glazing
- New Carpets
- No Chain

£495,000





## About The Property

A spacious, light and airy detached bungalow situated in a highly favoured and quiet location on the edge of the village but still within walking distance of the facilities, recently refurbished throughout with benefits including re-decoration, new carpets, white bathroom suites, original parquet flooring, detached garage, long driveway, front and rear gardens.

The front door is reached via a side access path leading into the updated, open plan kitchen/dining room. This has a range of work surfaces with base and wall cupboards, single drainer sink unit with mixer tap, built in oven, electric hob with extractor hood over, appliance space, wall mounted gas boiler (replaced 2 years ago) for heating and hot water, parquet flooring, double doors to the sitting room. This has an open brick fireplace, parquet flooring and sliding doors to a large conservatory which has windows to all sides on a dwarf brick wall, roof vents, wood effect flooring and double doors to the garden. This also has a radiator making it an all year round space. There is a wide central inner hallway with two good storage cupboards, parquet floor and hatch to loft space. There are

then three double bedrooms, a bathroom with panel bath, wc and hand basin and shower room with corner cubicle and thermostatic mixer shower, wc and hand basin in vanity unit.

Outside the bungalow is reached via a newly laid Cotswold stone driveway offering ample parking with lawn to side and shrubs. To the side is a large patio offering ample space for outside seating, water tap and outside light. A pedestrian door leads to the detached garage which has an up and over door, power and light. The rear garden is totally private and secluded, laid to lawn with shrubs and flowerbeds. The whole is enclosed by timber fencing.

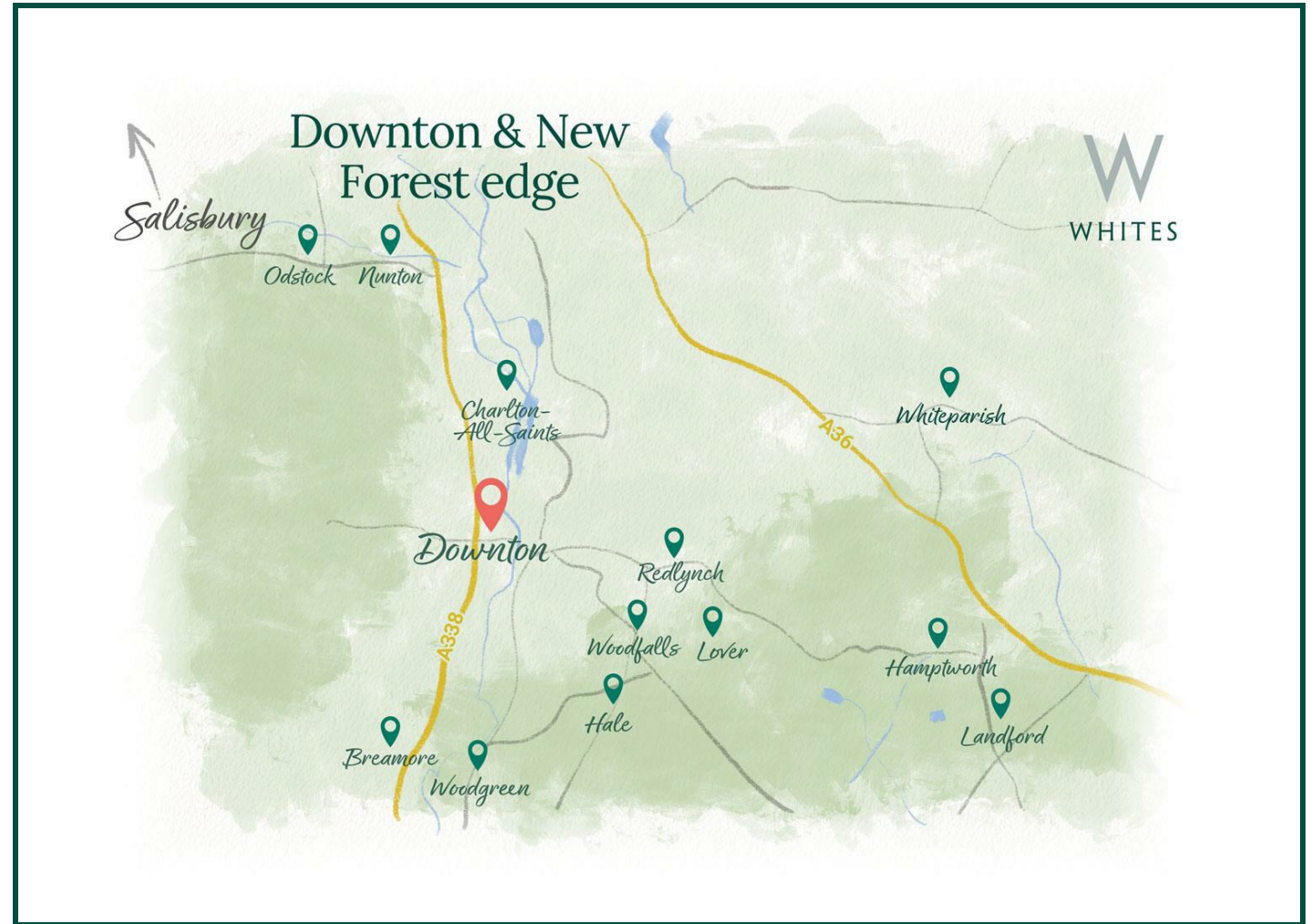




## Location

Downton is a vibrant and historic village in the Avon Valley, surrounded by chalk downs and water meadows, with the River Avon flowing through its heart. The village blends natural beauty with a strong sense of community and offers a wide range of amenities including a primary and secondary school, GP surgery, library, shops, café and recreation areas.

The high street is lively, and the village hall and leisure centre support an active local calendar. Downton Moot Garden, a public green space with origins in a 12th Century castle, provides a peaceful riverside setting for walks and events year-round. The village also has a rich cultural heritage and was once home to Nobel Prize-winning author William Golding.



Southampton Central: 30 mins  
Bath Spa: 1 hr  
London Waterloo: 1 hr 28 mins



Salisbury: 16 mins  
Bath: 1 hr 26 mins  
London: 2 hr 38 mins



Local school: 5 mins  
Local public house: 4 mins  
Local amenities: 9 mins

# Key Information

## Local Authority:

Wiltshire Council

## Council Tax:

Band: D - £2416.99 (2025/2026)

## Tenure:

Freehold

## Floor Area:



998.90 sq ft

## Services:

All main services are connected to the property.

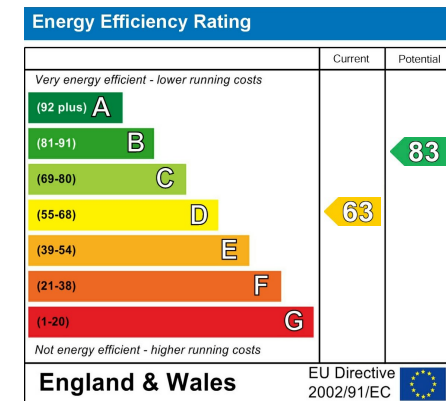
## Heating:

Gas central heating with radiators.

## Directions:

Leave Salisbury on the A338 Bournemouth Road and after approximately 5 miles enter the village of Downton. Proceed forwards at the traffic lights by The Bull before taking the first right into Marie Avenue. The property can then be found on the left hand side.

## EPC:



## What3Words:

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### Floor Plan

Approx. 92.8 sq. metres (998.9 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)