



Tumbledown, The Ridge, Woodfalls, Salisbury, Wiltshire. SP5 2LH.

£600,000 Freehold

About The Property

The property is an extended detached character house situated in a popular location offering excellent family accommodation. It is in good order throughout and benefits from PVCu DG and gas CH.

The accommodation comprises an entrance hallway with an understair cupboard. There is a large sitting room which has a conservatory leading from it and this offers lovely views over the garden which enjoys a westerly aspect. There is a dining room which has an attractive bay window and the kitchen/breakfast room has a good range of units and a breakfast bar. It also has an integrated electric oven and a sink overlooks the rear garden.

There is a utility area which has space and plumbing for a washing machine and dishwasher, together with space for a fridge and fridge/freezer. There is a wall mounted gas boiler, a door in to the rear garden and to a cloakroom.

On the first floor there is access to a loft via a pull down ladder. The main bedroom has an en-suite shower room and both this bedroom and bedroom two which is also a double room have far reaching views across open countryside. There are two further good size bedrooms, one of which has built in cupboards.

The family bathroom has a white three piece suite with a hand held shower over the bath together with a linen cupboard.

To the front of the property is a garden area and there is access via both sides of the house in to the rear garden. This has patio, lawn and gravel areas with flower borders and a timber summerhouse. There is an outside tap, lights and a power socket. To the side of the property is a gravel driveway providing off road parking for several cars in front of a large detached garage (8,20m x 2.84m). This has an up and over door, power and light.

The property is located in the heart of the popular village of Woodfalls within a short walk of the local shop, post office, a public house and the New Forest. Downton lies approximately 2 miles away which has a further range of amenities including a Co-op Supermarket, library and doctors surgery.

AGENTS NOTE: The sellers are replacing the roof in the near future. Ask agent for further information.



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799.70 sq ft

- Extended detached character house
- Four good size bedrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility/WC
- Conservatory
- PVCu DG & gas CH
- Large garage
- Westerly facing garden





Further Information

Local authority: Wiltshire Council

Council Tax: F - £3498.09 (2026/2027)

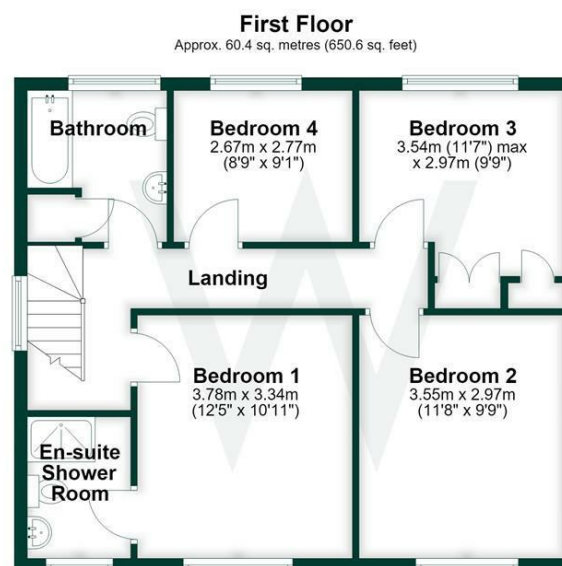
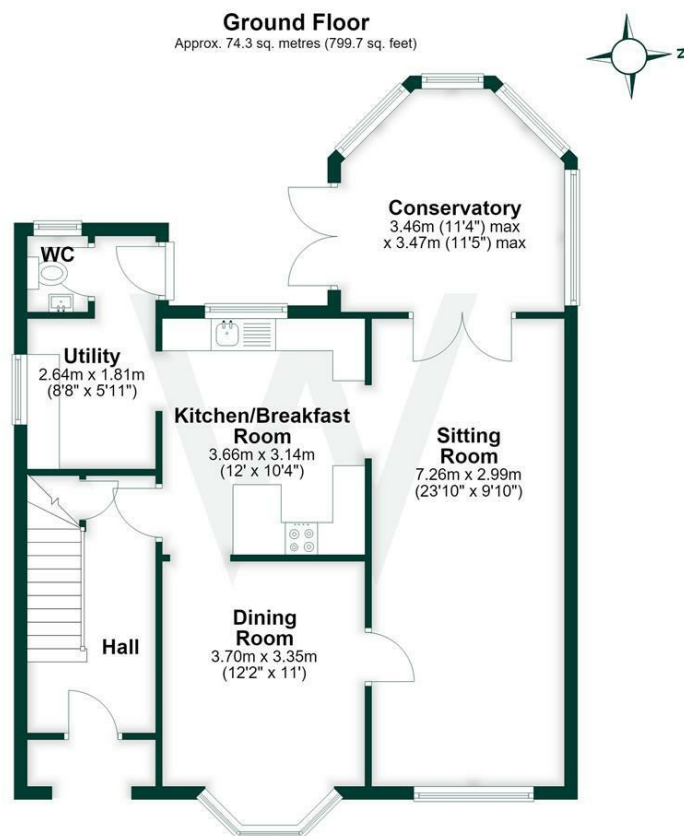
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators.

Directions: Leave Salisbury on the A338 Boumemouth Road. Upon reaching Downton turn left and proceed through The Borough. Leave Downton via Lode Hill and upon entering Woodfalls on The Ridge the property can be found on the right hand side, just after the Vale Road junction.

What3words: ///brass.abandons.snaps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
	EU Directive 2002/91/EC	