



**The Thatched Cottage, 45 The Headlands, Downton, Salisbury,**  
Wiltshire, SP5 2LL

**£1,750 PCM**



## Description

Accommodation comprises;

Entrance into an open plan living room with large feature inglenook fireplace and wood burning stove to other fireplace, feature beams and double doors into a study with doors into the garden. Rear lobby with door to garden and feature bottle rack. Kitchen/breakfast room with hand painted units, gas hob, electric oven and dishwasher; pantry cupboard with American style fridge/freezer, French doors to the garden from the dining area. From the living room there is a small hall leading to a modern ground floor shower room.

Upstairs; landing with original stained wooden flooring. Bedroom one, double with feature fireplace. Bedroom two, single with fitted cupboard. Bedroom three, double with hanging space. Spacious bathroom with hand held shower over the bath, storage cupboard and boiler cupboard. Stairs up to a fourth double bedroom with double doors into a storage room or dressing area.

Outside; attractive enclosed rear garden with mature and well stocked borders, two small feature ponds, terrace with pergola and parking for 2 cars. Detached single garage.

The property benefits from gas central heating and some secondary double glazing.

## A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered

as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1329179



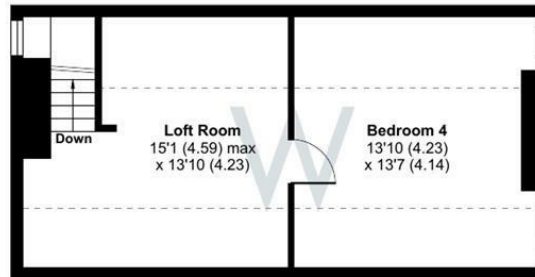
## The Headlands, Downton, Salisbury, SP5

Approximate Area = 1738 sq ft / 161.4 sq m

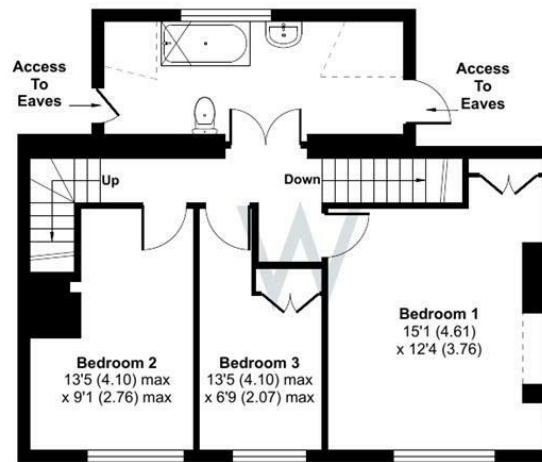
Limited Use Area(s) = 283 sq ft / 26.2 sq m

Total = 2021 sq ft / 187.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



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	EU Directive 2002/91/EC	

**WHITES**

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