

6 Hamilton Park, Downton

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WHITES

## 6 Hamilton Park, Downton, Salisbury, Wiltshire, SP5

### 3QN

A beautifully presented & extended three bedroom modern end of terrace house situated in a popular cul de sac on the village edge. It enjoys the modern conveniences of PVCu double glazing, gas central heating and off road parking for two cars. Features include a spacious open plan kitchen/dining room a master bedroom suite and a south facing garden.

- Modern end of terrace house
- Three bedrooms
- Kitchen/dining room
- En suite to master and family bathroom
- Garage space
- Two parking spaces
- Easy access to nearby walks and the New Forest
- Many village amenities within walking distance
- Excellent links to Salisbury, Southampton and Bournemouth
- Offers both country and town living

£375,000





## About The Property

An exceptionally well presented three bedroom house situated in a cul de sac on the edge of this popular village. The property has been enhanced by an attractive two storey brick and flint extension so the house now offers excellent family accommodation with a private, south facing garden to the rear,

The well proportioned accommodation is tastefully presented throughout and has well proportioned rooms which on the ground floor comprise an entrance porch and a sitting room with a window to the front aspect, part timber panelling to some walls and a useful under stair storage area.

A space saving sliding door leads to the open plan kitchen/dining room which enjoys a light, southerly aspect. The kitchen has timber flooring and an attractive range of base and wall units with a sink and mixer tap under a window to the rear overlooking the garden. Integrated appliances include an electric oven and grill, a four ring gas hob and a dishwasher with a space for a fridge/freezer. There is an area for a table and chairs, in addition to a breakfast bar which provides further seating and the garden can be accessed via French doors.

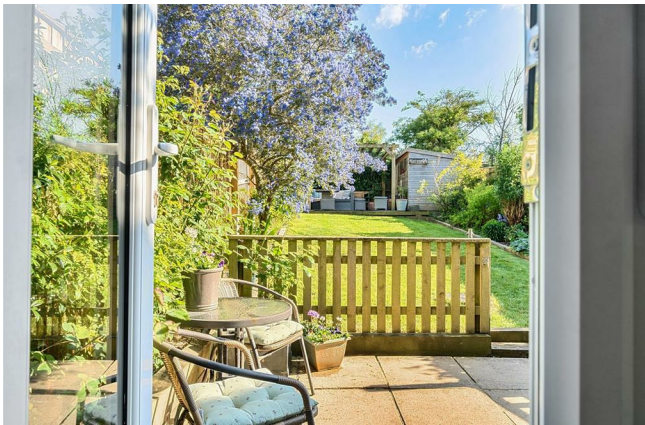
There is also access to the garage area which has a convenient electric roller door and space for a washing machine and tumble dryer with a passageway leading in to the rear garden. This space could alternatively be used as a gym or workspace.

On the first floor, the master bedroom has attractive timber wall panelling and an en-suite shower room, both separated from the landing by a door to provide more private space. There are two further good sized bedrooms served by a family bathroom. All bathroom suites are presented in a very contemporary style. Further benefits include PVCu double glazing and gas central heating and features of note include inset spotlights in most rooms.

To the front of the property is an open plan lawn area with a well stocked flower bed and a gravel driveway provides off road parking for two cars. The rear garden enjoys a southerly aspect and has a patio area with a lawn which has flower borders and leads to a further elevated timber decked area where there is also a timber shed. The garden is enclosed by a new timber fence on all sides. An outside tap can be found within the garage area.

Hamilton Park is a popular cul de sac lying on the edge of this village with easy access to the New Forest. It has a thriving community and there are good amenities in the village which include a Co-op store, doctors, a pharmacy, a tennis club, the Borough Cafe, churches, schools (primary and secondary) and public houses.



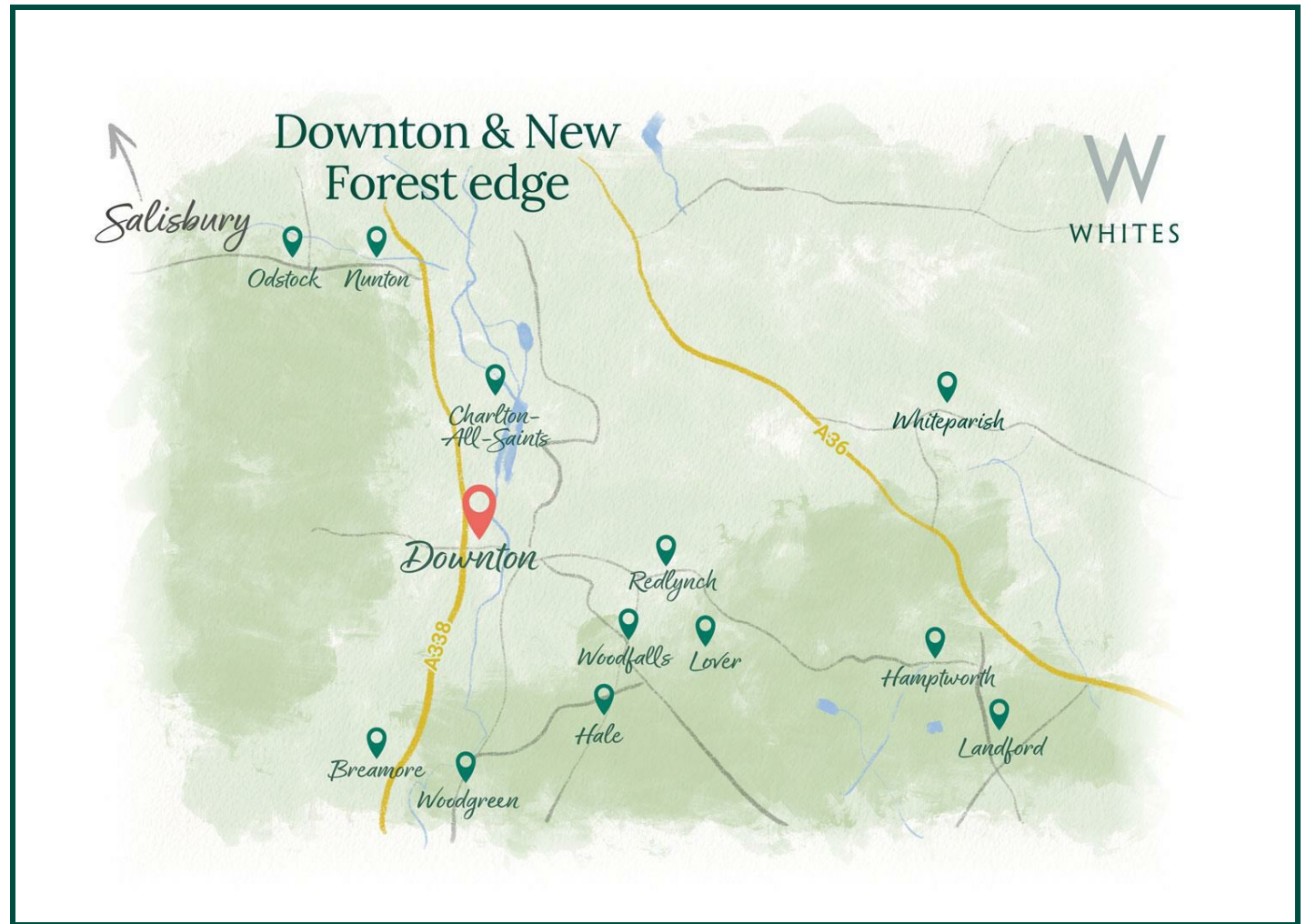


## Location

Downton is a vibrant and historic village set in the Avon Valley, approximately six miles southeast of Salisbury and on the edge of the New Forest. Surrounded by rolling chalk downs and picturesque water meadows, the village is shaped by the River Avon, which flows through its heart and enhances its natural charm.

Combining scenic beauty with a strong sense of community, Downton offers a wide range of amenities, including both primary and secondary schools, a GP surgery, library, local shops, cafés, and recreational facilities. Its lively high street and active village hall and leisure centre host a variety of popular events throughout the year.

Rich in heritage, Downton is well known for its annual May Cuckoo Fair, expansive village greens, and the historic Moot Gardens. The Downton Moot, a public green space with origins in a 12th-century castle, provides a tranquil riverside setting for walks and community gatherings year-round.



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



Salisbury: 22 mins  
Bath: 1 hr 22 mins  
London: 2 hr 21 mins



Local primary school: 15 mins  
Local public house: 5 mins  
Local amenities: 15 mins

## Key Information

### Local Authority:

Wiltshire Council

### Council Tax:

Band: C - £2255.61 (2026/2027)

### Tenure: Freehold

Freehold

### Floor Area:



972.30 sq ft

### Services:

Mains gas, electricity, water and drainage.

### Heating:

Gas central heating with radiators.

### Directions:

Leave Salisbury on the A338 Bournemouth road and in Downton turn left at the traffic lights in to The Borough. Continue through the village in to Lode Hill and just before the traffic lights turn left in to Hamilton Park. Follow the road around to the left and the property can be found towards the end on the left hand side.

### EPC:

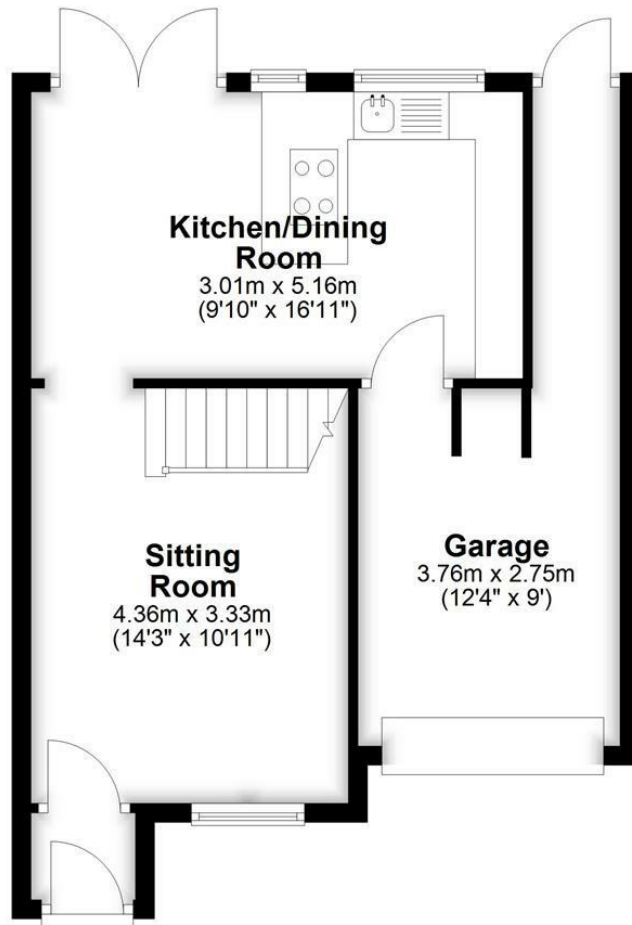
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      | 76                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

### What3Words:

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## Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



### Kitchen/Dining Room

3.01m x 5.16m  
(9'10" x 16'11")

### Sitting Room

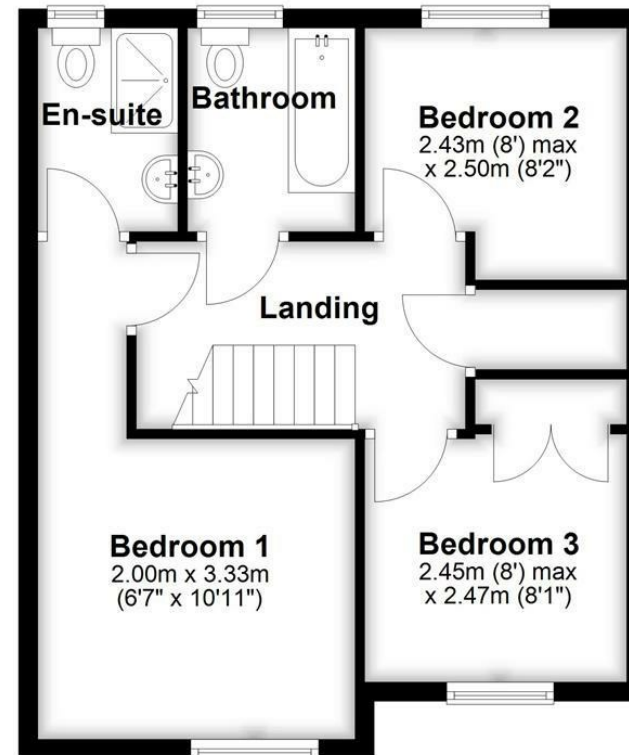
4.36m x 3.33m  
(14'3" x 10'11")

### Garage

3.76m x 2.75m  
(12'4" x 9')

## First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



### En-suite

### Bathroom

### Bedroom 2

2.43m (8') max  
x 2.50m (8'2")

### Landing

### Bedroom 1

2.00m x 3.33m  
(6'7" x 10'11")

### Bedroom 3

2.45m (8') max  
x 2.47m (8'1")

Total area: approx. 90.3 sq. metres (972.3 sq. feet)