

# Downlands House



WHITES

## Downlands House, 11 Stonehenge Road, Amesbury, Wiltshire. SP4 7BA.

A detached house with a large garden and off road parking. Benefits include two en suites and a large conservatory extension. In need of updating and offered with no onward chain.

- Detached house with a large garden
- Four bedrooms and loft room
- Sitting room and conservatory
- Dining room
- Kitchen and breakfast room
- GF Shower room FF bathroom and two en suites
- Double glazing and gas CH
- Off road parking
- In need of updating
- No chain

**Guide Price £800,000**





## About The Property

The property is a detached house sitting in a plot of approximately a quarter of an acre. The house would benefit from updating and altering to create a lovely family home and it does lend itself to extending if required.

On the ground floor is an entrance hallway with both wood effect and timber block flooring and an attractive turning staircase. There is a sitting room with an open fireplace which has a stone backdrop and hearth and a timber surround and mantel over. French doors lead from here in to a large conservatory extension which has majority glazed elevations and a pitched perspex roof and there are lovely views over the rear garden. The dining room has exposed floorboards and a brick fireplace.

The property has been extended resulting in two kitchens. The original kitchen/breakfast room has a range of units and could be used as a large utility room and it leads to a storage area. The kitchen that is currently being used has a range of cream fronted units with a breakfast bar and an integrated electric oven, grill, hob, extractor and dishwasher and there are tri-fold doors leading in to the rear garden. There is also a shower room with a three piece suite.

On the first floor the master bedroom has a walk through dressing area with extensive fitted wardrobes and an en suite shower room. Bedroom two also has an en suite bathroom whilst the third bedroom has a tiled fireplace and overlooks the garden as does bedroom four. This room has a dual aspect and stairs leading to a loft room with eaves storage. There is also a family bathroom.

To the front of the property is a driveway providing off road parking for several cars. The rear garden has a patio area leading to a lawn which has flower and gravel borders. Towards the end of the garden is an area containing raised vegetable growing beds and a brick built garden store which has a pitched tiled roof.

Stonehenge Road lies in a popular location on the edge of West Amesbury which itself lies at the top of the beautiful Woodford Valley and within the boundary of the Stonehenge World Heritage Site. There is easy access on to the A303 and to Amesbury itself which offers a wide range of amenities. Salisbury lies approximately 10 miles to the south. The property is offered with no onward chain.



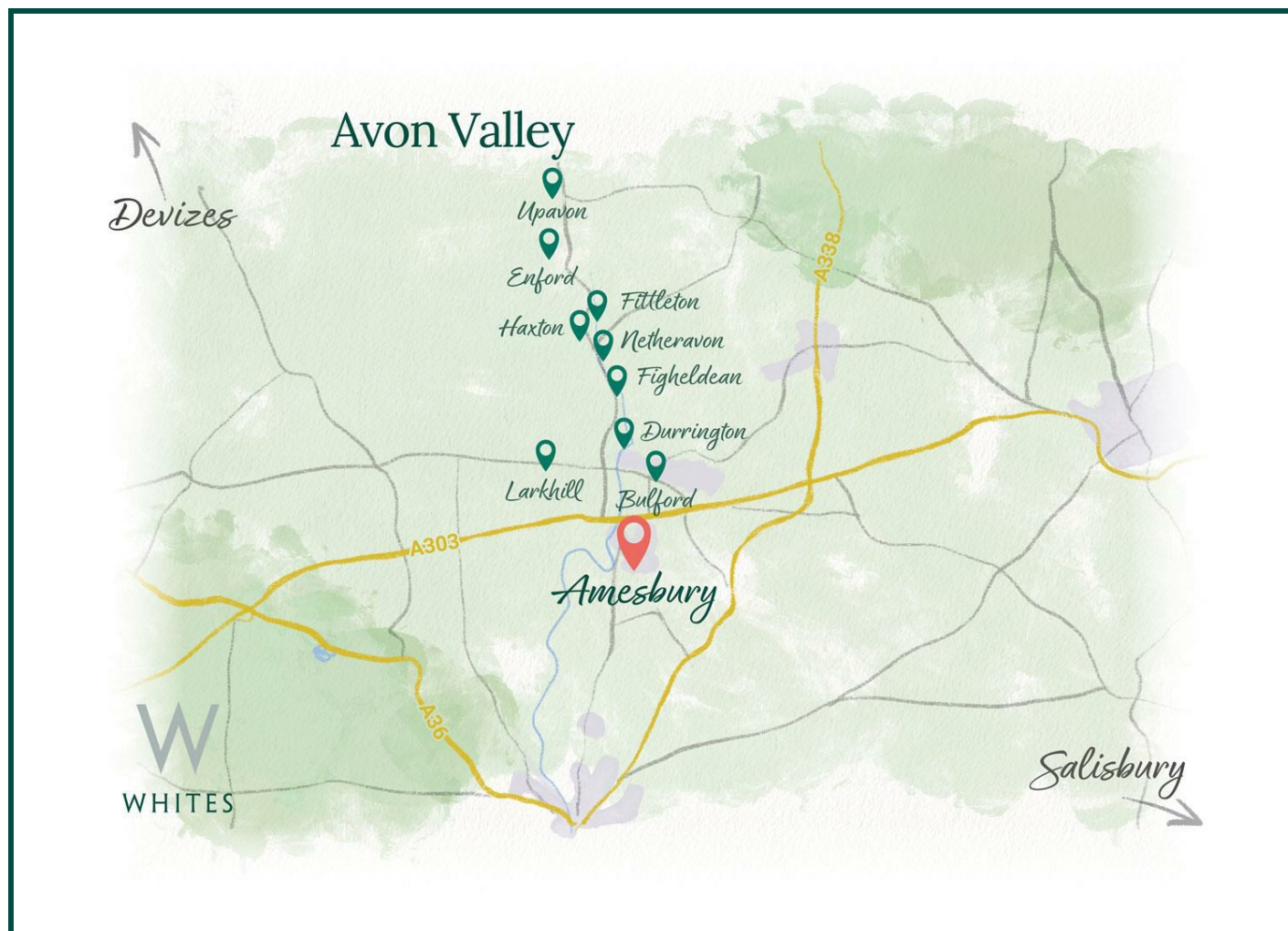


## Location

Amesbury is a historic market town on the River Avon with a strong sense of community and a wide range of local amenities. The town offers supermarkets, shops, a post office, schools for all ages, a GP surgery, dentist, pharmacy, and a well-equipped leisure centre.

Community life is centred around the town hall and parish events, with regular updates shared via a dedicated town website. The George, a welcoming pub and restaurant, is a local favourite offering relaxed dining from breakfast through to afternoon tea.

Amesbury features a mix of traditional and modern homes, from thatched cottages and Georgian properties to contemporary family housing. The wider parish includes the hamlets of Ratfyn and West Amesbury, and part of Boscombe Down, home to the Ministry of Defence aircraft testing site.



Southampton Central: 38 mins  
Bath Spa: 54 mins  
London Waterloo: 1 hr 34 mins



Salisbury: 19 mins  
Bath: 1 hr 6 mins  
London: 2 hr 35mins



Local school: 15 mins  
Local public house: 10 mins  
Local amenities: 11 mins

## Key Information

### Local Authority:

Wiltshire Council

### Council Tax:

Band: G - £4062.17 (2025/2026)

### Tenure:

Freehold

### Floor Area:



2416.00 sq ft

### Services:

All mains services are connected to the property.

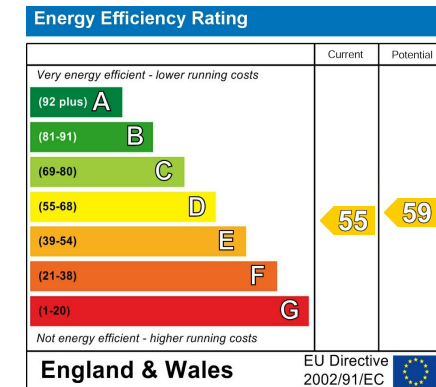
### Heating:

Gas central heating.

### Directions:

From Salisbury take the A345 to Amesbury. On entering the town turn left at the roundabout onto Salisbury Street. Bear left at the end onto Church Street. Proceed over the river and bear right onto Stonehenge Road where the property can be found on the left hand side.

### EPC:



### What3Words:

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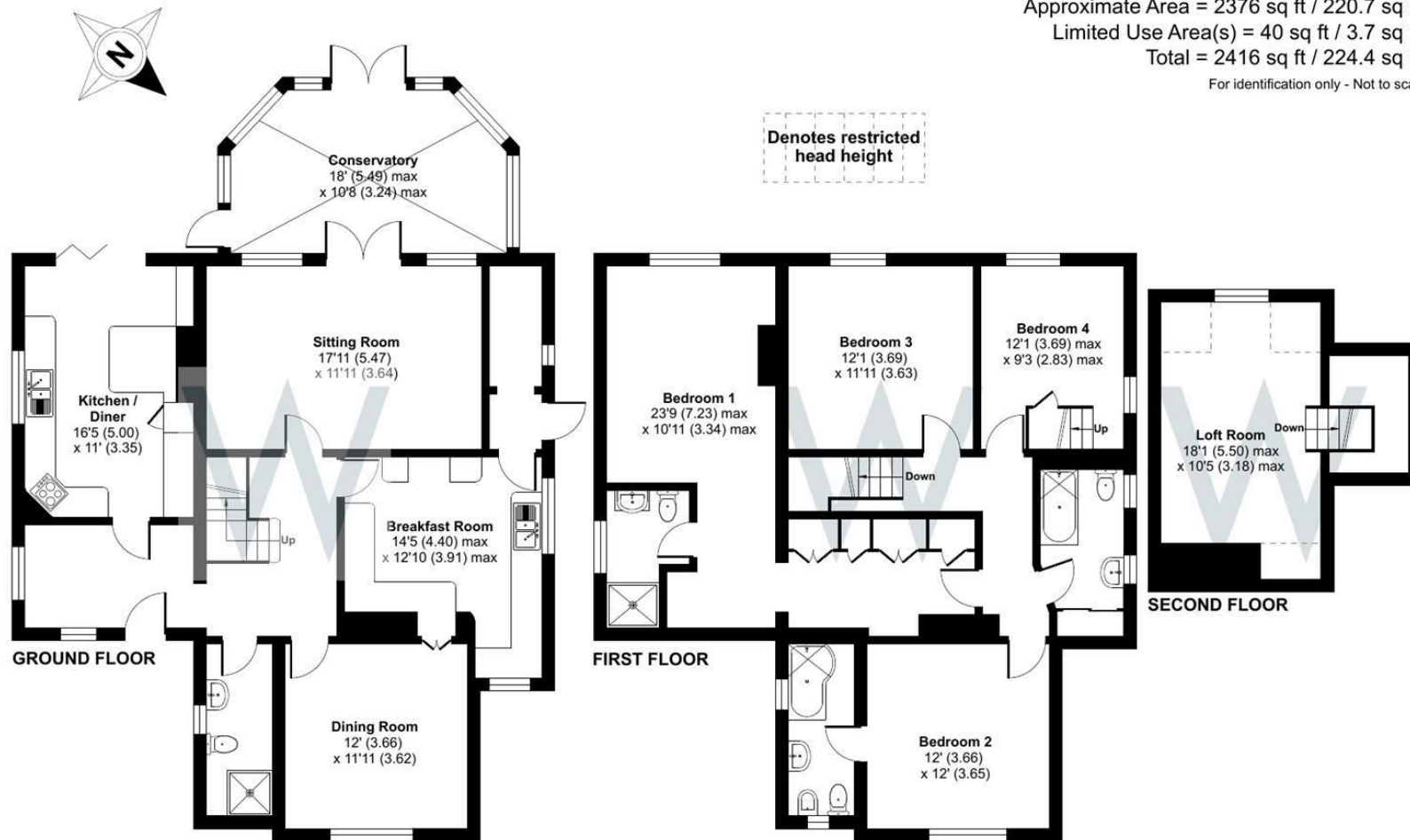
# Stonehenge Road, Amesbury, Salisbury, SP4

Approximate Area = 2376 sq ft / 220.7 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 2416 sq ft / 224.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2025. Produced for H W White Ltd. REF: 1347047

