



CATHERINE CRESCENT, SALISBURY, WILTSHIRE, SP5 3NS
£348,000 FREEHOLD

Winkworth

CATHERINE CRESCENT, DOWNTON SALISBURY, WILTSHIRE, SP5 3NS

Semi-detached bungalow in Downton with a recently landscaped rear garden, garage and generous loft storage space.

A semi-detached bungalow with garage this property is offered for sale in well-presented decorative order and with detailed care given to the landscaped front and rear gardens. The accommodation has been well-maintained and includes an entrance hall, lounge/dining room with conservatory off, a kitchen/breakfast room, two double bedrooms and a family bathroom. A retractable ladder gives access to a generous, carpeted loft/storage space. Outside the gardens are very pleasantly landscaped - the front, being fenced and accessed via a pedestrian gate, is mainly paved and includes a number of attractively planted flowerbeds, specimen trees and a mature screening hedge. At the rear, the southerly facing garden is landscaped in two styles, there being a secluded paved patio with returning gated side access to the front and a high dividing wall with arched gateway leading to a newly laid lawn, divided by a winding path that leads to a timber garden chalet and to a personal door, at the rear of the single garage.



AT A GLANCE

- Kitchen/breakfast room
- Sitting room
- Conservatory
- Two double bedrooms
- Family bathroom
- Loft storage room
- Front and rear gardens
- Garage

LOCATION

The bungalow is located in Downton, just south of the Cathedral City of Salisbury and within easy reach of the stunning New Forest National Park. Ideally positioned for access north to Salisbury or south towards Ringwood, Bournemouth, and the South Coast, the village offers a perfect blend of countryside charm and modern convenience.

Downton boasts a vibrant and welcoming community, offering a wide range of amenities including a doctors' surgery, dental practice, pharmacy, and library. Families are particularly well-served, with excellent primary, secondary, and pre-school facilities, alongside a Co-op supermarket, café, two takeaways, and traditional public houses, an indoor tennis and sports centre, (within walking distance via a path at the rear of the estate), bowls and football clubs. The village also features churches of various denominations and numerous play parks, making it an ideal setting for family life.

Downton enjoys regular public transport links to Salisbury (including directly to the train station), South to Ringwood and beyond and is renowned for its annual Cuckoo Fair, held each May Day. This lively event celebrates the village's lace-making heritage and brings together arts, crafts, and exhibitors from across the region, offering a true sense of community spirit.

DIRECTIONS

What3Words - unfocused.missions.obliging

Leave Salisbury heading south on the A338 (Downton Road). Continue for approximately six miles until you enter the village of Downton. Proceed through the traffic lights by The Bull Inn, then take the second right turn opposite the Mazda garage into Marie Avenue, then take the first left into Catherine Crescent, half way along this drive there is a pedestrian walkway on the right which leads to Number 20, the property is located on the left-hand side, clearly marked with a Winkworth For Sale board.

Council Tax Band D

EPC Band D

Gas central heating and double glazing

Mains drainage

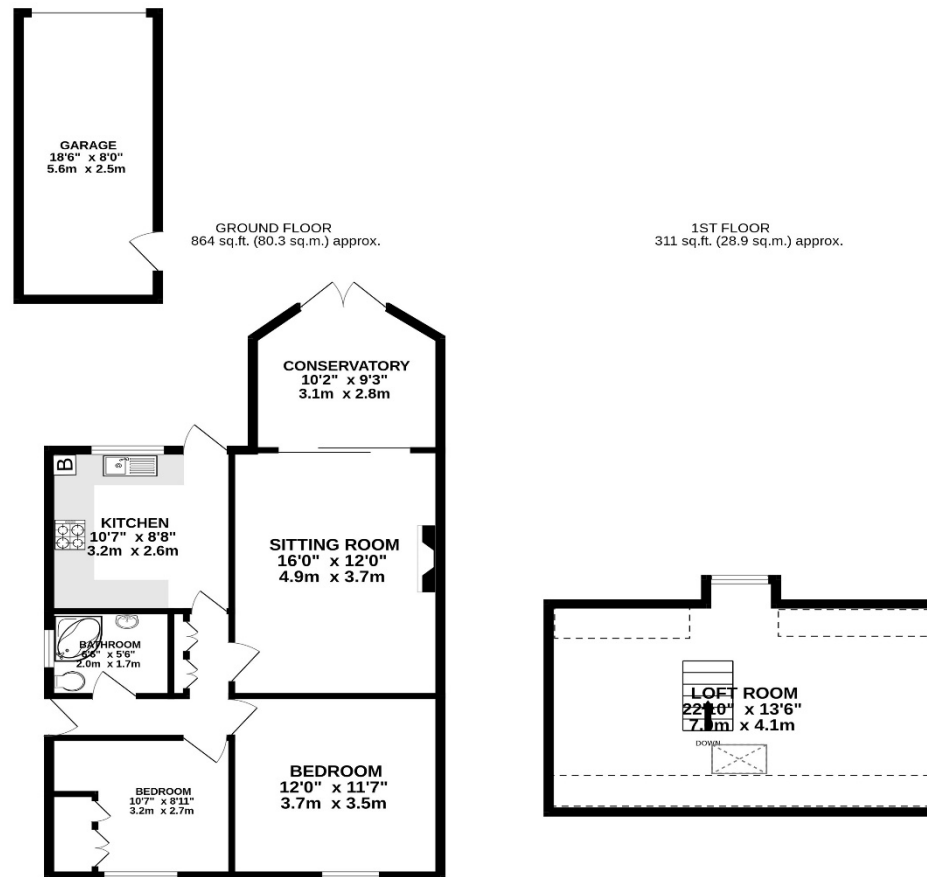
Ultrafast broadband available.

EE good outside.

O2 good outside variable inside.

Three good outside.





TOTAL FLOOR AREA : 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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