



**Senngar**

*Sandy Lane, Redlynch, Salisbury, SP5 2NS*

SPENCERS

NEW FOREST



## The Property

A spacious and well-presented detached chalet bungalow, located in a quiet position in a sought-after location on the edge of The New Forest National Park. This property has undergone a comprehensive refurbishment to a high specification by the current owners, providing a contemporary residence with spacious accommodation. Senngar is also conveniently located within catchment of well-regarded schools.

An internal viewing is recommended to appreciate all on offer but highlights include:

A stunning kitchen/breakfast room featuring attractive flooring, worktops and an appealing island. This impressive space acts as the 'hub of the home' and connects well to the adjoining reception rooms.

A welcoming and spacious living room, including an exposed brick fireplace. This area acts as a peaceful and cozy retreat.

A formal dining room at the rear of the property.

Spacious downstairs bedroom, which is currently utilized as a study/office, complete with an en suite.

A contemporary and substantial family bathroom.

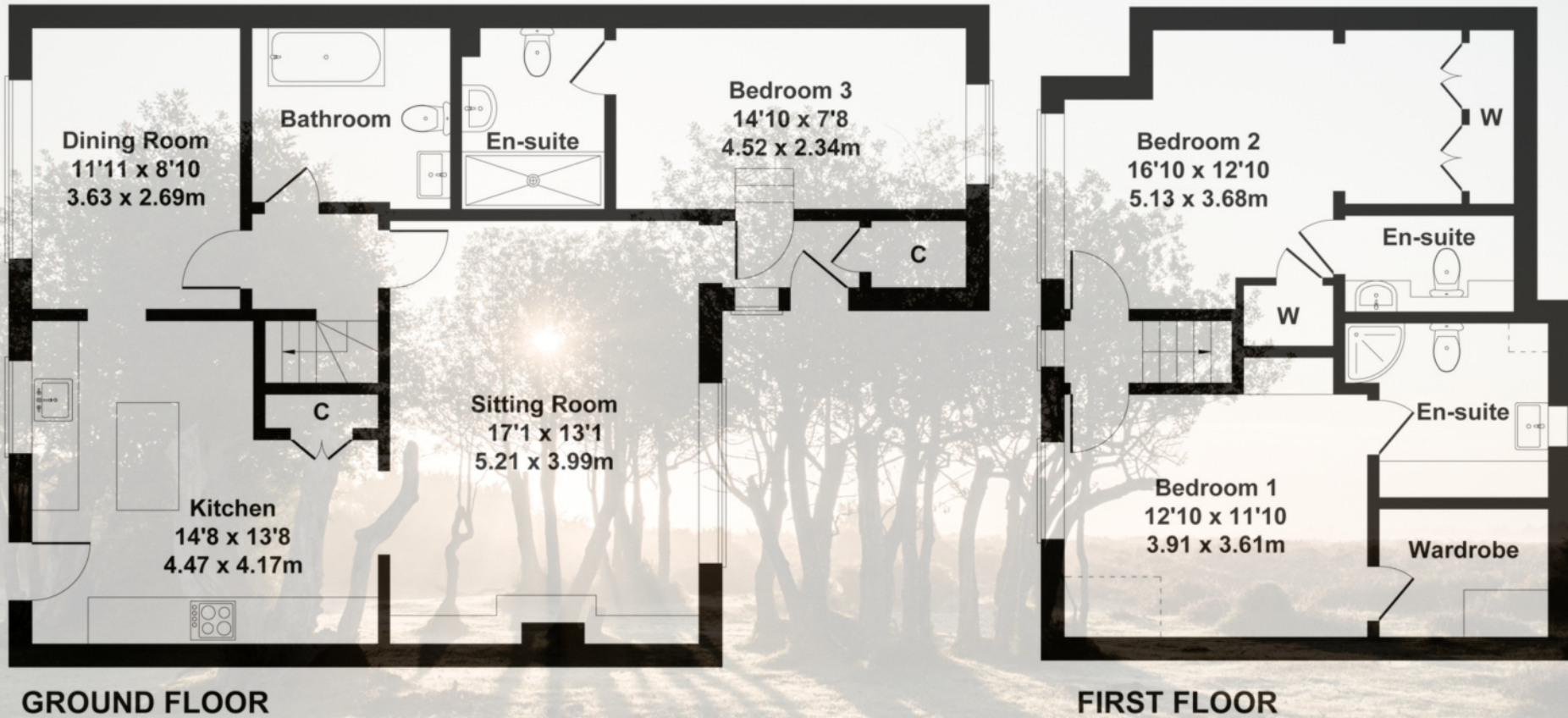
Two very spacious bedrooms upstairs, both featuring fitted wardrobes and en suites.

As referred to, while this delightful home certainly feels spacious throughout, should a prospective buyer be seeking yet more space, plans to extend on the first floor have been drawn up in line with local permissions by a New Forest specialist architect. This has not yet been approved.



FLOOR PLAN

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Grounds & Gardens

The property is set back from the road and positioned in a tranquil setting. The outside space has also been significantly improved in recent years and is noticeably secluded and private. There is a well-crafted corner decking area, ideal for alfresco dining and entertaining, complimented by lawn and patio areas, while just beyond the rear of the property is farmland, providing a far reaching and pleasant, green outlook.



## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 68D Potential: 80C

Property construction: Standard construction

Off road, private driveway

Mains gas, electric, water and drainage

Superfast broadband with speeds of up to 67 Mbps is available at the property.

ADSL Copper-based phone landline





## Directions

Exit Ringwood via the A338 heading towards Salisbury, continuing past the turning for Fordingbridge until you reach Downton. At the traffic lights, turn right into Downton, proceeding through the village and continue through the traffic lights on the B3080 until you reach Bowers Hill on your left. Proceed where it becomes Grove Lane before turning left into Sandy Lane. The property will be found on the right hand side.

## The Situation

The property is located on the edge of the small village of Redlynch, on the fringe of The New Forest National Park, with its 140,000 acres of natural heath and woodlands. It has direct forest access to the many outstanding walking, cycling and horse riding routes that the forest has to offer. The Parish of Redlynch has a popular newsagents with post office, a primary school, village hall and pub. The neighbouring town of Downton has a secondary school, library, doctors' surgery, chemist, cafe, pub and supermarket. It also hosts the annual well renowned spring cuckoo fair. The beautiful city of Salisbury is about 20 minutes' drive away and has excellent educational establishments including two grammar schools, comprehensive shopping, leisure and recreational facilities, and a mainline railway station with journey time to London Waterloo of approximately 90 minutes. Also within easy reach are Bournemouth and Southampton, both with international airports.



## Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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