



**Grays Cottage**

*Princes Hill, Redlynch, Salisbury, SP5 2HF*

**SPENCERS**  
ROMSEY





Lambourne

Copperwood  
Cottage

Area: 0.578 acres

Grays

Saddlers

LANE

PETTICOAT

Culm Pyne

Pine Lea

Prospect  
Place

79.5m

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# PRINCES HILL

## REDLYNCH • SALISBURY

*A truly exquisite Grade II listed detached home set in generous plot of over half an acre in the highly sought-after village of Redlynch. The property is offered with no forward chain and further benefits from granted planning permission for a two-storey extension to the rear.*

### Ground Floor

Inner Hallway, Drawing Room, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom

### First Floor

Three Bedrooms, Interconnecting Bathroom and En-Suite Shower Room

### Outside

Garaging, Off-Road Parking, Timber Shed, Landscaped Gardens and Grounds Extending to In Excess of Half an Acre.

**Guide Price £850,000**



4



3



2







## The Property

A beautifully presented period cottage offering approximately 2,413 square feet of versatile accommodation, seamlessly combining traditional character with the comfort and convenience of modern living.

The inviting inner hallway leads to a series of light-filled reception rooms, including a triple-aspect drawing room, an elegant double-aspect dining room, and a spacious triple-aspect sitting room. Both the drawing room and dining room feature charming Inglenook fireplaces, while doors from all three rooms open directly onto the delightful grounds, creating a wonderful connection between indoor and outdoor living.

At the heart of the home lies the kitchen/breakfast room, offering generous space for family dining and easy access to the rear garden. An impressive study, utility room, and cloakroom complete the well-planned ground floor layout.

Staircases at either end of the cottage lead to the first floor, where the landing connects to three well-proportioned bedrooms. One bedroom benefits from an en suite shower room, while a cleverly designed interconnecting family bathroom serves both the principal bedroom and bedroom three.

**NB. Please note that planning permission has been granted for the demolition of the existing rear extensions and the construction of a two-storey rear extension.**

**<https://planning.agileapplications.co.uk/nfnpa/application-details/102345>**

**Planning ref - 24/00126FULL**











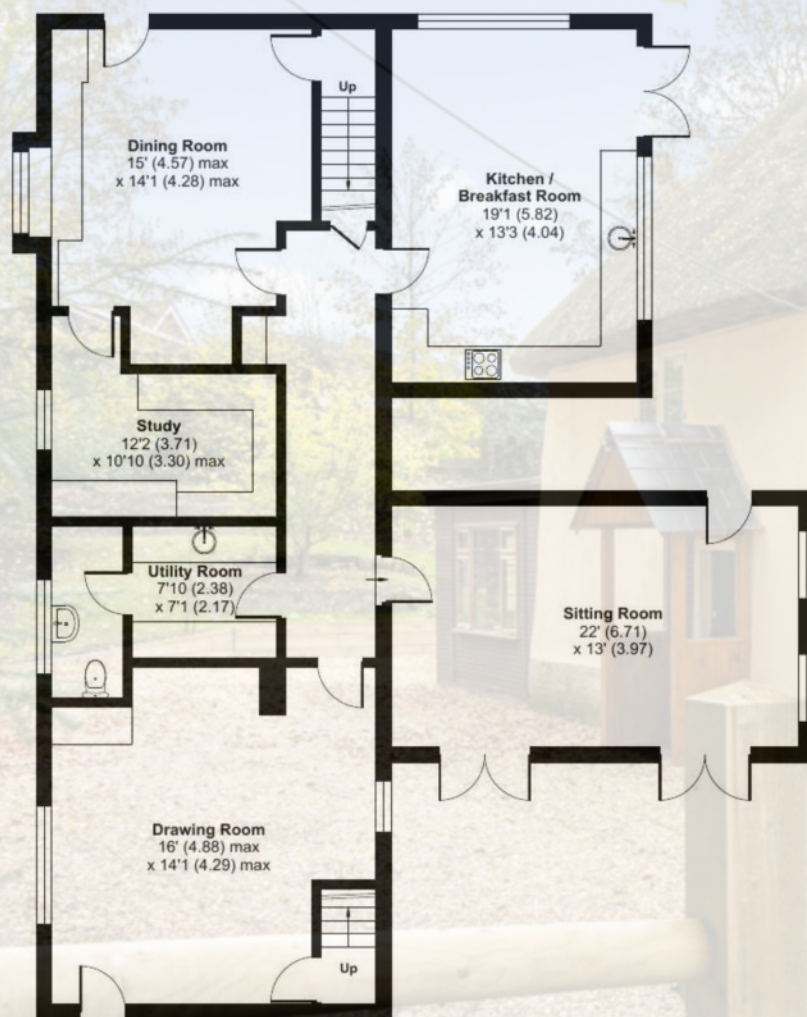
# Grays Cottage, Princes Hill, Redlynch, Salisbury, SP5 2HF

Approximate Area = 2413 sq ft / 224.1 sq m

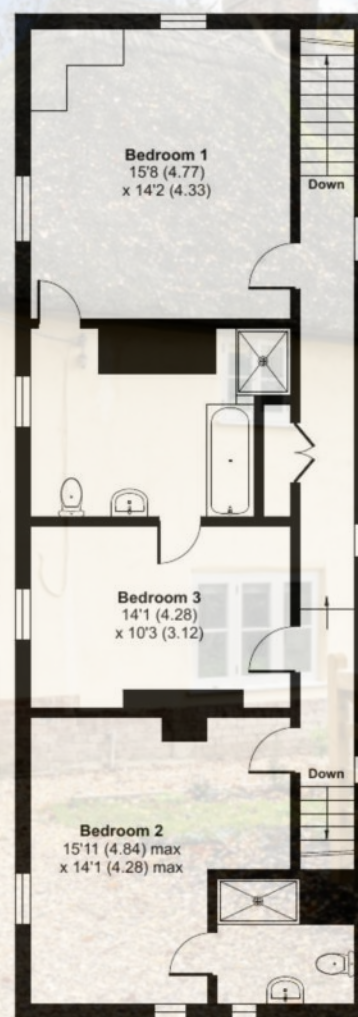
Garages = 383 sq ft / 35.5 sq m

Total = 2796 sq ft / 259.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1372917





## Outside

A five bar gate from the lane opens onto a gravel driveway offering off road parking for multiple vehicles and access to the garaging.

The landscaped gardens and grounds that surround the property are beautifully maintained, backing onto open farmland and offering a serene outdoor retreat that complements the cottage's timeless appeal. The main area of garden offers areas of lawn gardens and seating areas interspersed by planted beds and well stocked borders.

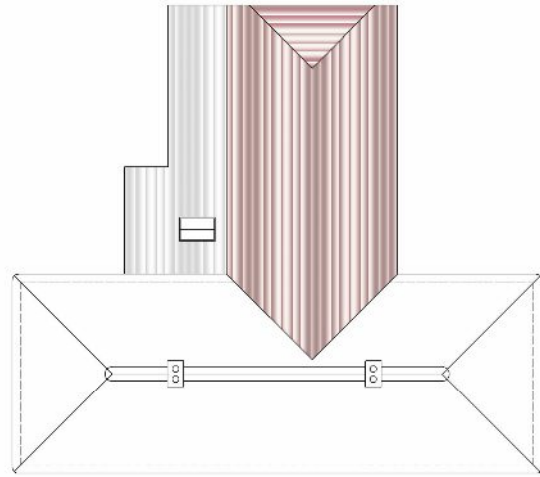
The grounds attributed to the property extend in total to just over half an acre.

## The Situation

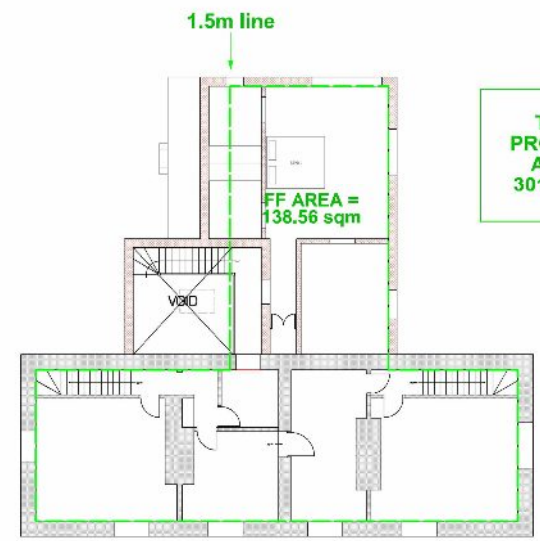
Grays Cottage offers a rare opportunity to embrace an idyllic countryside lifestyle in one of Wiltshire's most desirable villages, with the property enjoying a convenient setting within easy reach of the local shop, popular restaurants, and a traditional public house. Nearby Downton offers a wider selection of facilities, while Redlynch itself is a vibrant community with a well-regarded village school, pub, and restaurant. Excellent transport links are close at hand, with the M27, A338, and routes to Southampton, Salisbury, and Bournemouth easily accessible. The New Forest National Park lies just a short distance away, offering an abundance of scenic walks and cycle trails. The area is well served by respected schools, including Morgans Vale Primary and Trafalgar Secondary, alongside a range of independent and grammar school options.



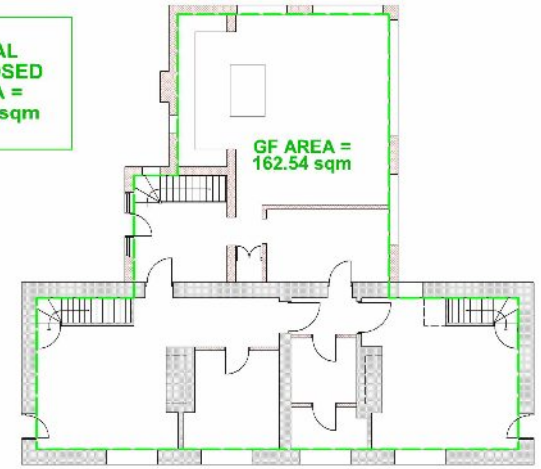
Grays Cottage - Proposed Plans & Elevations:



Roof Plan:

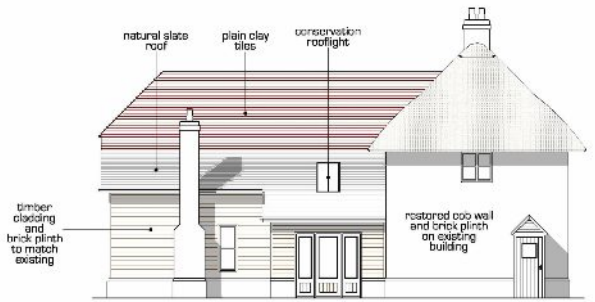


First Floor Plan:

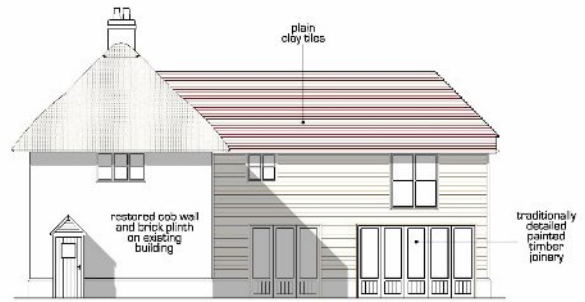


Ground Floor Plan:

TOTAL  
PROPOSED  
AREA =  
301.11 sqm



North Facing Elevation:



South Facing Elevation:



East Facing Elevation:



West Facing Elevation:



KEY:

	existing building fabric
	proposed building fabric

**JAMESON KEMPSE**  
ARCHITECTURAL SOLUTIONS

CLIENT: Mr S Ridgley





## Additional Information

Energy Performance Rating: Grade II Listed

Council Tax Band: G

Local Authority: Wiltshire

Tenure: Freehold

Heating: Gas central heating

Services: All mains services connected

Drainage: Public

Broadband: Super fast Broadband speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property 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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