



Vicarage Park

Redlynch, Salisbury, SP5 2JZ

SPENCERS
NEW FOREST





The Property

A spacious and well-presented detached house, located in a quiet cul-de-sac position in a sought after location. Having benefited from extensive refurbishment and remodelling by the current owners, this spacious house is in fine decorative order and situated in a singularly quiet location. The property is set back from the road, with driveway parking for several cars.

- Kitchen/dining room designed for open-plan living, recently rebuilt and refitted to a high specification, including wood worktops and fully-integrated appliances. Lounge area with sliding patio doors opening on to the rear garden
- Sizeable utility room, with ample storage and access to the garden
- Office
- Further reception room with sliding patio doors to the garden. Now a library/music room, it was previously a bedroom and could alternatively be a second office
- Warm, inviting lounge with elegant flooring, a new eco wood-burner and patio doors to the garden
- Newly-fitted downstairs cloakroom
- Principal double bedroom with several fitted wardrobes, leading through to the modern ensuite bathroom. Far-reaching views over the garden to distant Cranbourne Chase
- Second double bedroom with fitted wardrobe. Far-reaching views over the garden to distant Cranbourne Chase
- Third large double bedroom, leading on to a further good-sized room which could serve as a fourth bedroom
- A contemporary and spacious family bathroom, with particularly strong attention to detail, achieving a lovely finish
- Pull-down steps from the landing give access to the loft room - a very large, full-height storage room which has previously been used as an occasional bedroom



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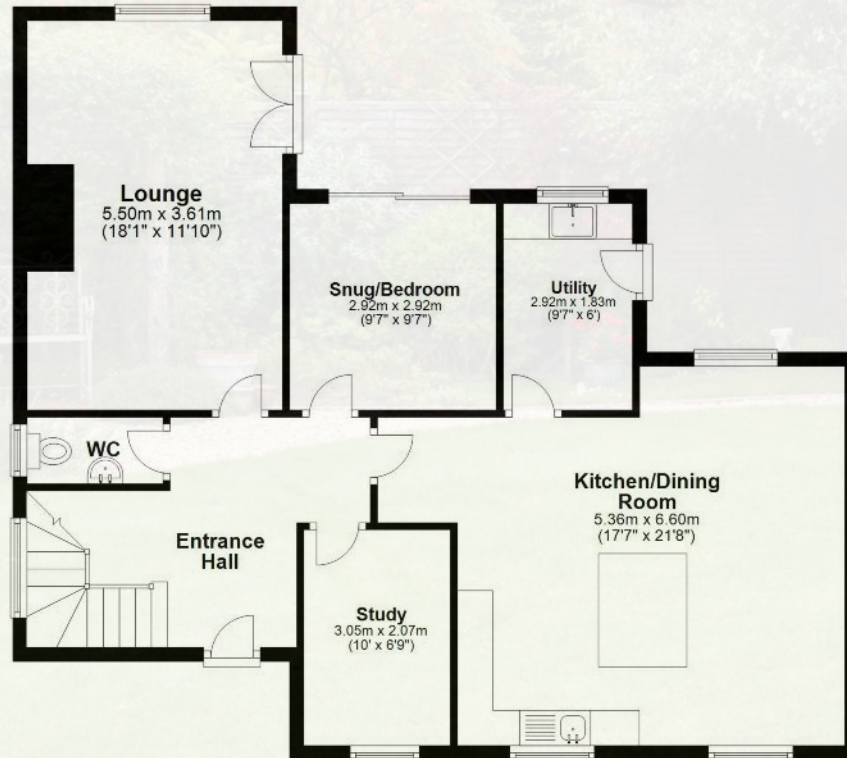


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FLOOR PLAN

Ground Floor

Approx. 85.5 sq. metres (920.2 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



Total area: approx. 158.6 sq. metres (1707.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.





Grounds & Gardens

- The secluded and exceptionally quiet west-facing rear garden - in full sun from late morning to sunset - was designed and planted under the current owners.
- Large patio, ideal for outdoor dining.
- The property is set back from the road, featuring a driveway with ample parking for several vehicles, as well as a neat lawn area.



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. Turn right into Morgan's Vale Road, continue for 100 yards and then turn right into Vicarage Park. The property will be found on the right hand side.



Salisbury Cathedral



Stonehenge

Services

Energy Performance Rating: TBC

Council Tax Band: F

All Mains Connected

Gas Fired Central Heating

The Situation

The property is located on the edge of the small village of Redlynch and is within 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.

Viewing

By prior appointment only with the vendor's sole selling agents Spencers of the New Forest.

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 for 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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