

The Barn, Titchbourne Farm, Redlynch



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4,018 sq ft (373 sq m) | Freehold
3 reception rooms | 4-5 bedrooms | 3 bathrooms
Garage | Garden | Rural location

Guide price £1,750,000



A spectacular Grade II listed property offering expansive, character-filled living spaces, featuring stunning vaulted ceilings and historic timber beams, set within beautifully landscaped gardens in the idyllic Wiltshire countryside.

The Barn at Titchbourne Farm is a beautifully executed barn conversion that strikes a refined balance between its period heritage and contemporary luxury. Characterised by traditional red brick elevations beneath a weathered clay tile roof, the property offers over 4,000 sq ft of living space, defined by its impressive scale, soaring vaulted ceilings, and a wealth of original structural timbers and exposed brickwork. It has been carefully improved upon and maintained by our clients and is presented in immaculate condition.

Uniquely arranged with an inverted layout to maximise architectural volume, the principal living spaces are situated on the first floor. The heart of the home is a vast open-plan kitchen and breakfast room featuring a farmhouse-style range cooker, bespoke cabinetry with granite worktops, a central island with breakfast bar, and high-end appliances, all set beneath a dramatic canopy of exposed beams. This space flows seamlessly into a versatile family and dining area, ideally suited to entertaining. The principal sitting room is a particular highlight, anchored by an imposing floor-to-ceiling brick chimney breast with a large wood-burning stove and substantial timber mantel.

A striking contemporary staircase with galleried landing overlooks the impressive entrance hall, where flagstone flooring and exposed brickwork create an immediate sense of character.

The ground floor accommodates the private quarters, including a spacious principal suite with its opulent en suite enjoying a freestanding bath and walk in shower, and further well-appointed bedrooms, many with en suite facilities and elegant styling. A dedicated home office and functional utility room complete the internal accommodation.

Externally, the property is equally well considered. To the front, a generous gravel forecourt provides ample parking and turning space, leading to a series of stone steps rising to the entrance. To the rear, a broad stone terrace offers an ideal setting for outdoor dining, opening onto lawns and beautifully curated floral borders filled with cornucopia of plants and specimen trees designed to give colour and interest all year around. The grounds also include a productive kitchen garden with a high-quality greenhouse, a tranquil summer house, and a detached double garage.







Location

The Barn enjoys a peaceful, rural setting on the edge of Redlynch, surrounded by attractive Wiltshire countryside and on the edge of the New Forest National Park. Local amenities in Redlynch and neighbouring villages include a shop, public house, church and primary school. Downton and Whiteparish both support doctors surgeries and shops while Downton has a dentist, leisure centre, farm shop and bakery, library and a pharmacy along with a secondary school.

The larger centres of Salisbury, Fordingbridge, Ringwood and Romsey offer a wide range of shopping, leisure and cultural facilities, with Salisbury renowned for its historic cathedral and independent retailers and numerous supermarkets, including a Waitrose Food & Home.

Well-regarded independent schools include Chafyn Grove, Godolphin, Leehurst Swan, Embly Park and Salisbury Cathedral School. There are primary schools in Downton and Woodfalls and secondary schooling provided by Burgate and Trafalgar.

Transport connections are strong, with Salisbury railway station providing direct services to London Waterloo, and the A36 and M27 offering convenient road links to Southampton, the south coast and the wider motorway network. Airports can be found at Bournemouth, Bristol and Southampton.

The surrounding countryside and nearby New Forest provide extensive opportunities for walking, cycling and riding with a golf course at Hamptworth. There are watersports available at Ivy Lake and on the south coast.

General

Local authority: Wiltshire Council
 Services: Mains electricity. Private water from the Longford Estate. Private drainage which we understand is compliant with current regulations.
 Council Tax: Band G
 EPC rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



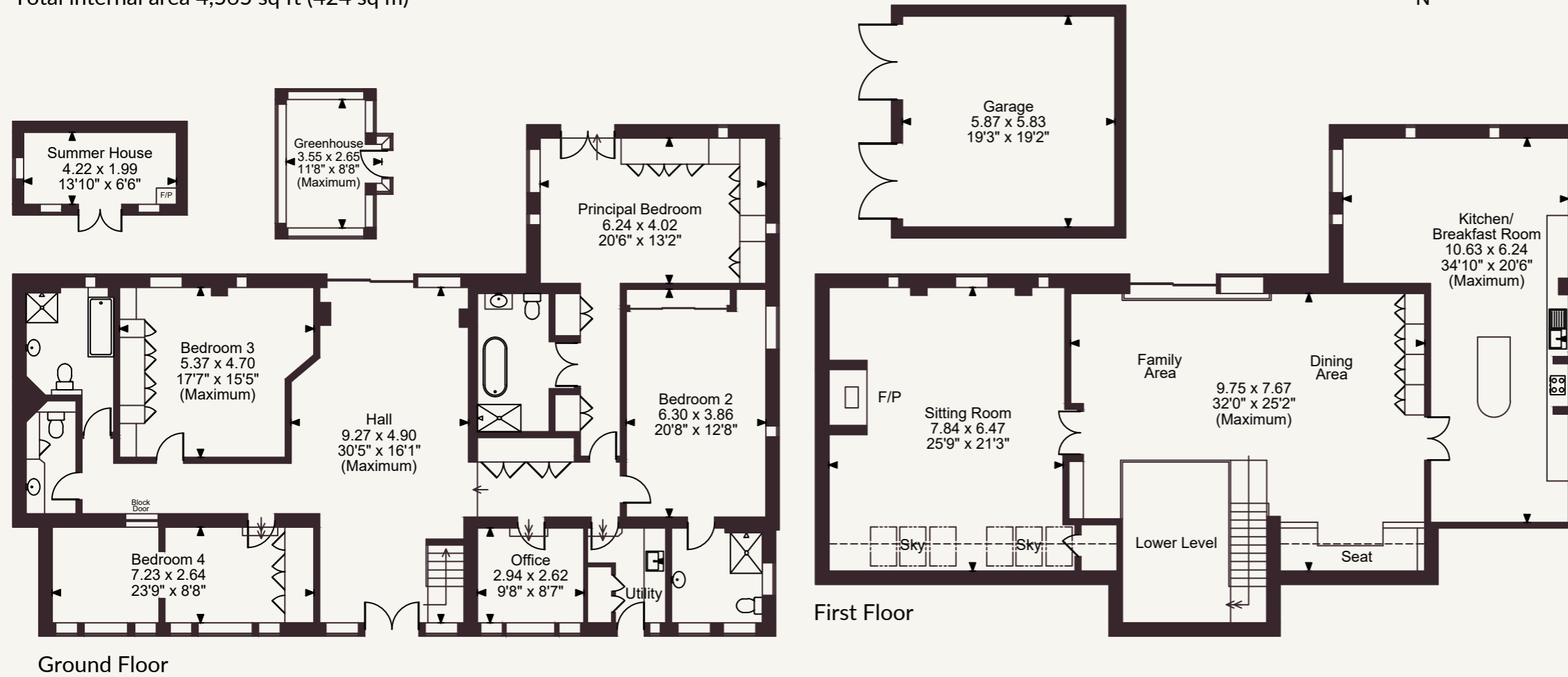
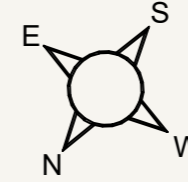
The Barn, Titchbourne Farm Redlynch, Salisbury

Main House internal area 4,018 sq ft (373 sq m)

Garage internal area 368 sq ft (34 sq m)

Greenhouse and Summer House internal area 179 sq ft (17 sq m)

Total internal area 4,565 sq ft (424 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Salisbury

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