



Redlynch Lodge, The Ridge, Redlynch, Wiltshire

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Redlynch Lodge

The Ridge, Redlynch, Wiltshire SP5 2NJ

A fine period house and annexe with beautifully presented accommodation, set in a sought-after village location

M27 (Jct 1) 7.9 miles, Salisbury city centre 7.8 miles, Salisbury mainline station 8.5 miles (90 minutes to London Waterloo)

Porch | Reception room | Drawing room | Sitting room | Family room | Sun room | Sitting area
Dining area | Kitchen | Kitchen 2 | Utility
Boot room | Gun room | Cloakroom | Principal bedroom with dressing room & en suite shower room | 4 Further bedrooms en suite | Bedroom 6/study | Lower ground floor with store & boiler room | Garage | Garden, in all 1.45 acres

EPC Rating D (main house), D (annexe)

The property

Redlynch Lodge is a handsome detached period house that offers up to six bedrooms across a main house and an attached annexe, with beautifully appointed reception rooms, plenty of character and a high-quality finish throughout.

There are two comfortable reception rooms at the front of the house, both of which are similarly proportioned. The drawing room and sitting rooms feature wooden flooring, dado rails, dual aspects with large sash windows and fireplaces, with the drawing room including a log burner. The sitting room also has elegant ceiling cornicing and striking, vibrant décor. Additionally, there is a sun room at the rear with French doors opening onto the rear garden, while the L-shaped kitchen/sitting area/dining area provides further space in which to relax or entertain. There are French doors opening onto the garden, with the kitchen including shaker-style units, a central island and integrated appliances.

The annexe area offers a 20ft, triple aspect family room with a bay window and a log burner. There is also a fully equipped kitchen, a utility room and a bedroom or study. Upstairs, the annexe provides two bedrooms, both en suite. The first floor of the main house has three double bedrooms. The principal bedroom has an adjoining dressing room, which could be used as a separate bedroom if necessary, and an en suite shower room. Both further bedrooms are also en suite.

Outside

There is a gravel driveway at the front of the property offering parking space for residents and guests alike. The detached single garage offers further parking or storage space. The front garden has an area of lawn and borders of established shrubs, trees and hedgerows. At the rear, both the main house and the annexe have their own private gardens. The main house garden includes an elevated area of timber decking, steps leading down to an area of paved terracing and a circular lawn with a meadow and woodland beyond. The annexe garden has gravel terracing, an area of lawn and high timber fence borders for privacy.

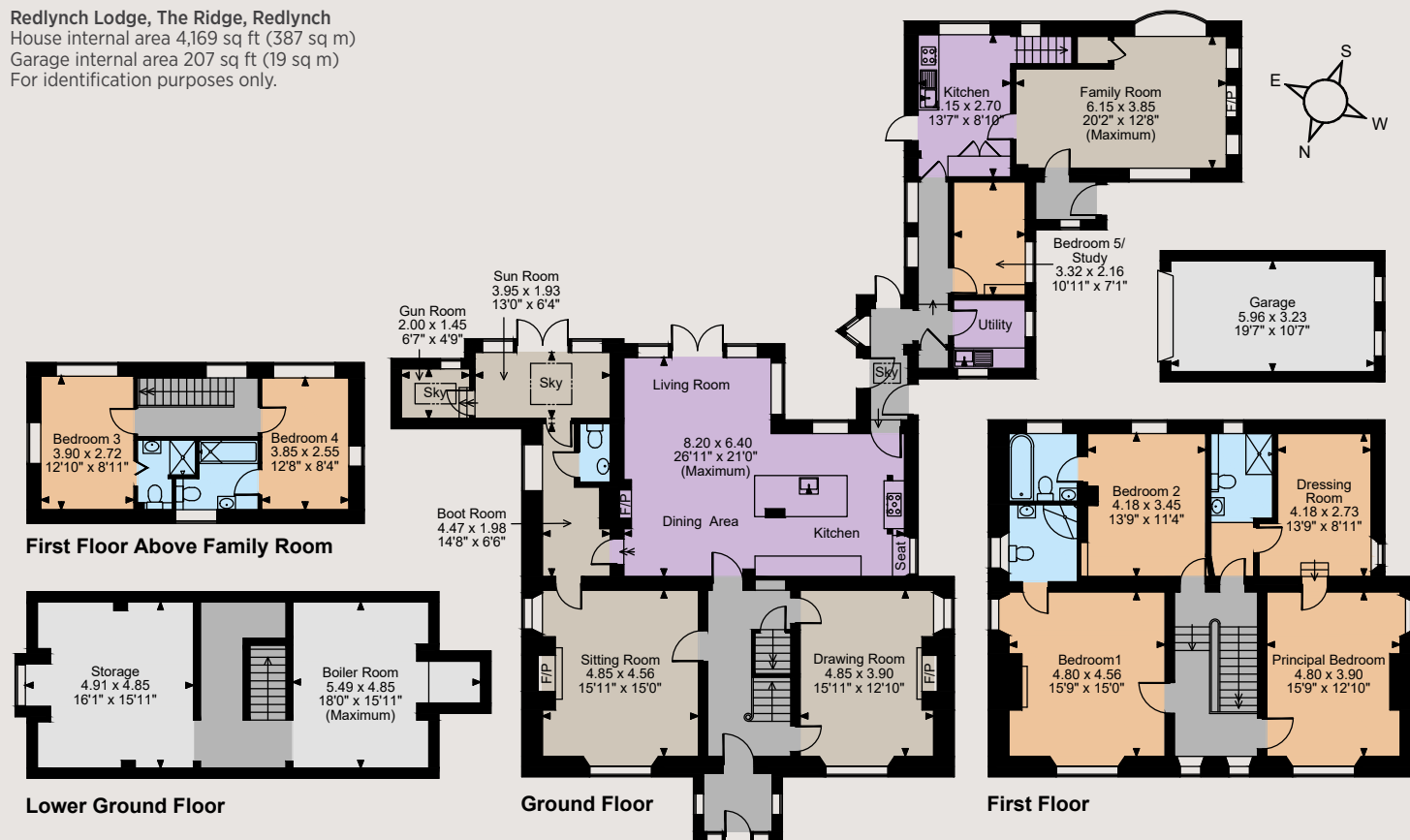
Location

The property is set in the village Redlynch, surrounded by the stunning countryside of the New Forest, between Salisbury and Southampton. Redlynch and neighbouring Morgan's Vale have several everyday amenities, including a local pub, a village hall and a primary school, while a further primary school is available in nearby Hale. The larger village of Downton has additional facilities, including a selection of shops, a pharmacy, leisure centre and a primary and secondary schools. Salisbury provides further amenities, including shops, supermarkets and leisure facilities. The area is well connected, with the M27 less than seven miles away, while Salisbury's mainline station provides direct services to London Waterloo, taking around an hour and a half.





Redlynch Lodge, The Ridge, Redlynch
House internal area 4,169 sq ft (387 sq m)
Garage internal area 207 sq ft (19 sq m)
For identification purposes only.



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

From Salisbury, take the A338 south and after 5.5 miles, turn left onto the B3080/The Borough. After 2 miles you will find the property on the left, shortly after the turning for Bowers Hill.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity, gas, water and drainage.

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,350,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

41 Milford Street, Salisbury SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

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