



Little Orchard | £755,000
Telegraph, Redlynch, Salisbury, SP5 2PX

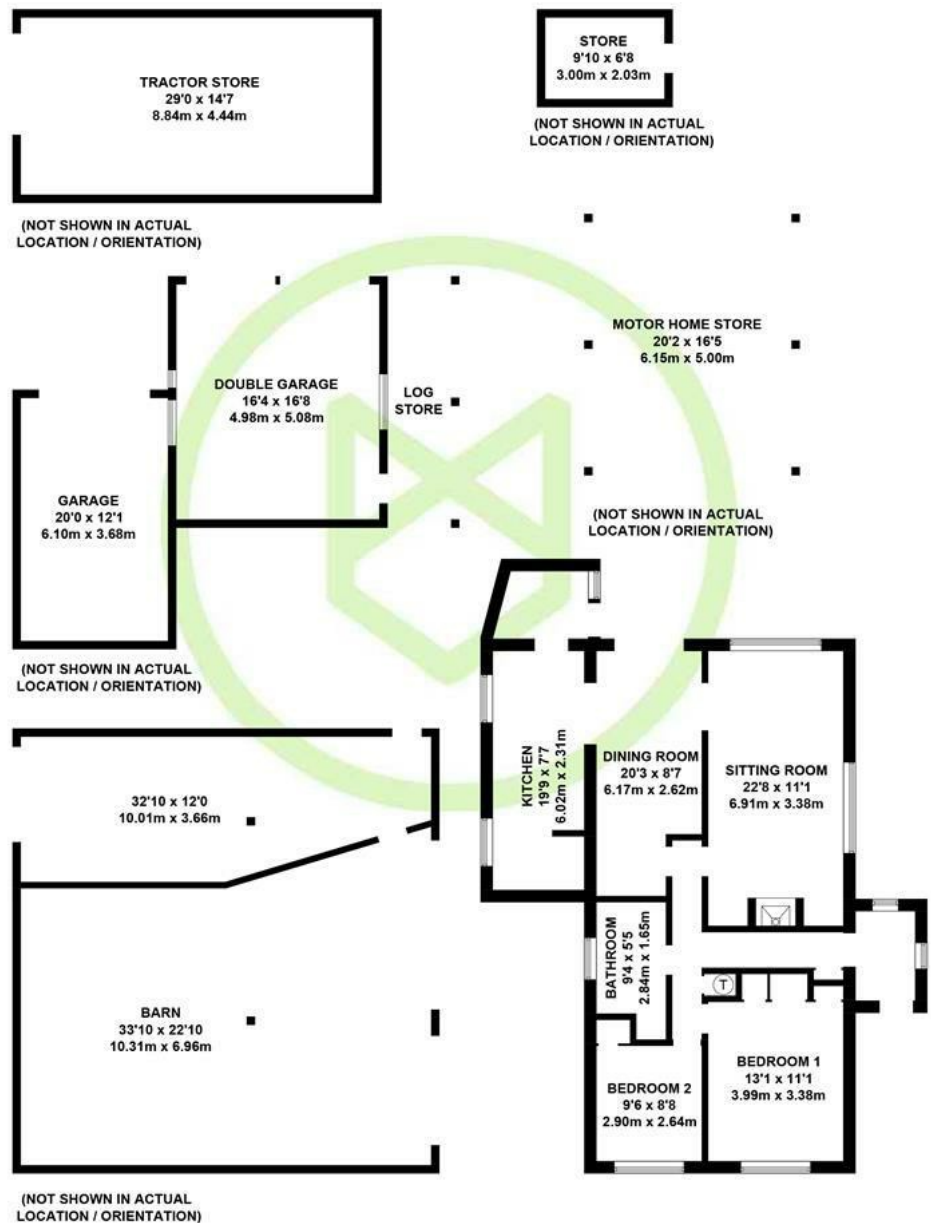




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Telegraph, Redlynch, Salisbury, SP5 2PX

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APPROXIMATE GROSS INTERNAL AREA
 1118 SQ FT / 103.9 SQ M
 OUTBUILDINGS = 2248 SQ FT / 208.9 SQ M
 TOTAL = 3366 SQ FT / 312.8 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1134080)

Summary

Enviably positioned at one of the highest points in the New Forest National Park is this charming single storey property enjoying a stunning setting at Telegraph Hill enjoying spectacular expansive views over the Cranbourne Chase and a wonderful RSPB woodland backdrop to the rear. Offered to the market with no onward chain the accommodation offers two double bedrooms complemented by a generous sitting room with feature log burning stove and separate dining room. The mature plot extends to 0.46 of an acre which is fenced and predominantly laid to lawn offering ample parking on the gated driveway. A selection of outbuildings include a double garage, single garage, barn, tandem tractor store, generator room and a covered motor home store.

Summary

- A detached single storey forest home
- Enviably positioned at Telegraph Hill within the New Forest National Park
- Expansive Forest views over Cranbourne Chase
- Protected RSPB Woodland to the rear
- Two double bedrooms
- Separate sitting and dining room
- Extensive off road parking and garaging
- Selection of outbuildings
- Generous mature plot extending to 0.46 of an acre
- No onward chain

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

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Accommodation

A part glazed front door opens to the enclosed porch with secure inner door to the entrance hall. An electrics cupboard and airing cupboard provide storage space with access to the loft via a hatch. Two double bedrooms over look the open forest and both boast built in wardrobes and are served by the the family shower room. A large walk in shower is complemented by a range of vanity units with a mounted wash basin, wc and heated towel rail. The spacious living area offers a social feel with the dual aspect sitting room featuring a red brick fireplace as a focal point to the room. Sliding glazed doors access the adjoining dining room with patio doors to a covered seating area and also into the kitchen. The fitted kitchen offers a range of wall and base units providing extensive storage with contrasting granite effect worksurfaces. Ample space and plumbing is available for a range of white goods. A rear porch offers additional storage space and accesses the garden.

Parking

Accessed via a private forest gravel track a five bar gate opens to a substantial parking area for numerous vehicles, fronting the garaging which comprises a double garage with remote roller door and an adjoining single garage.

Outside

The mature and fenced gardens are predominantly laid to lawn with 6ft fencing to the front boundary providing a degree of privacy. To the rear is a protected woodland owned by the RSPB. Additional outbuildings include a large corrugated and timber barn, tandem tractor store, generator room and covered motorhome store.

Location

The property faces the open forest with spectacular expansive views to the front and also beautiful backdrop views of the RSPB woodland to the rear of the plot. Situated approximately three miles North West of the pretty hamlet at Brook well known locally for the 'Green Dragon and Bell Inn public houses, and is also well placed for access to the A31 at Cadnam, which joins the M27 after a short distance Eastbound for Southampton (Approx 15 Miles) or Westbound for Ringwood, Bournemouth and the South Coast. The A36 for the Cathedral City of Salisbury (Approx 15 miles) is also easily accessible. The New Forest is a haven for wildlife with free roaming horses, cattle, donkeys and pigs during pannage season. A perfection position for the outdoor enthusiast with endless walks, cycle routes and horse riding throughout the countryside right on your doorstep.

Sellers Position

No onward chain

Heating

Oil fired heating

Drainage

Private drainage

Council Tax

Band E - Wiltshire Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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