

# Myddelton&Major

Redlynch Lodge

REDLYNCH









## Redlynch Lodge, The Ridge, Redlynch, Wiltshire, SP52NJ

- 6 Bedrooms (total)
- 5 Bathrooms (total)
- 5 Receptions (total)
- Stunning Open Plan Kitchen
- Period Features & Proportions
- Beautifully Presented
- Annexed Cottage
- Excellent Decorative Order
- Circa 1.45 Acres
- Potential Letting Opportunity

### The Property

Set in stunning gardens and grounds of circa 1.45 acres and constructed from brick with a clay tiled roof Redlynch Lodge is approached from the road via a gravel drive which leads up to the front and side of the house. Offering a tremendous country lifestyle the property is a significant village house with the addition of a large two bedroom annexe suitable for a number of uses.

Located in the popular village of Redlynch on the north western edge of the New Forest this wonderful family home has undergone a comprehensive program of refurbishment offering an eclectic mixture of modern meets traditional design and in doing so maintaining large proportions and many of the original period features such as high skirting boards and ceilings and sash windows with working shutters.

Large windows are located throughout the house and ensure that the property is light and airy. The ground floor has two receptions to the front of the property both with working fires and timber floors. The wonderful 'cooks' kitchen is located to the rear of the property and has plenty of storage with above and below counter storage with inset appliances. A large island provides excellent food preparation space on the polished granite worktop, a separate counter has an inset gas hob. The kitchen is stunning and located within a large living space incorporating space for a kitchen table and for sitting soft, glazed doors lead out to paved terrace and the garden beyond. The ground floor is completed by a boot room, garden room, possible gun room and a WC.

Upstairs there are three double rooms all of which have their own bathrooms and the principal of which enjoys its own dressing room. As one might hope with a house like this, there is a large cellar which houses the boiler and good storage space perhaps for wine!

A fine country house set in gardens and grounds of circa 1.45 acres  
with a two bedroom annexe all located on the edge of the New Forest

Tenure: Freehold

Size: 4,154 ft<sup>2</sup>

EPC Rating: D (56), D (60)

Council Tax Band: H



6



5



5



10

**Services** - Mains electricity, gas, water and drainage. Ofcom suggest super fast broadband is available and outdoor mobile coverage is good on all networks.

Southampton 19 Miles



Bournemouth 23 Miles



Salisbury 8 Miles



Winchester 25 Miles

















## The Annexe

Attached to the main house is a very well presented two story brick and tile cottage which has been used as spill over accommodation for the main house and for short term lets. The Annexe is a real feature and currently houses a laundry room, study, bedroom, well appointed kitchen, and a large sitting room with space for a dining table and a lovely bay window with views out to the garden.

Upstairs there are two gorgeous double bedrooms both with their own bathrooms.

## Outside

The property is approached from the road via its own gated gravel drive which leads to the front of the house, the annexe and to a single garage. There is a very attractive front garden which is laid mainly to lawn and is mainly bordered by flower beds and mature trees. The property sits relatively centrally within its plot and the gardens and terraced areas surround the house. The lower gardens are orientated to the south east and are compartmentalised to include a landscaped circular lawn below the kitchen with decked entertaining area, a pedestrian gate leads through to a large rectangular lawn possibly large enough for a tennis court. A large wooded area perfect for exploring is the site of a former clay pit and has a selection of mature trees.

## Location

Situated on the outskirts of the north western edge of the New Forest the villages of Redlynch, Lover and Downton offer a friendly community atmosphere with several day to day amenities, with the nearby Cathedral City of Salisbury and city of Southampton offering a wide range of shopping and leisure options.

There are a number of well regarded state schools in the area including, Bishop Wordsworth and South Wilts Grammar Schools in Salisbury and . Independent schools include Forres Sandle Manor School, Salisbury Cathedral School, Chaffyn Grove, Godolphin, and King Edward VI, Southampton.

Rail links to London are from Salisbury to Waterloo (1hr 30mins) Southampton and Bournemouth airports are within roughly 40 minutes away.













# Redlynch Lodge

Approximate Gross Internal Area = 385.9 sq m / 4154 sq ft

Garage = 19.4 sq m / 209 sq ft

Total = 405.3 sq m / 4363 sq ft

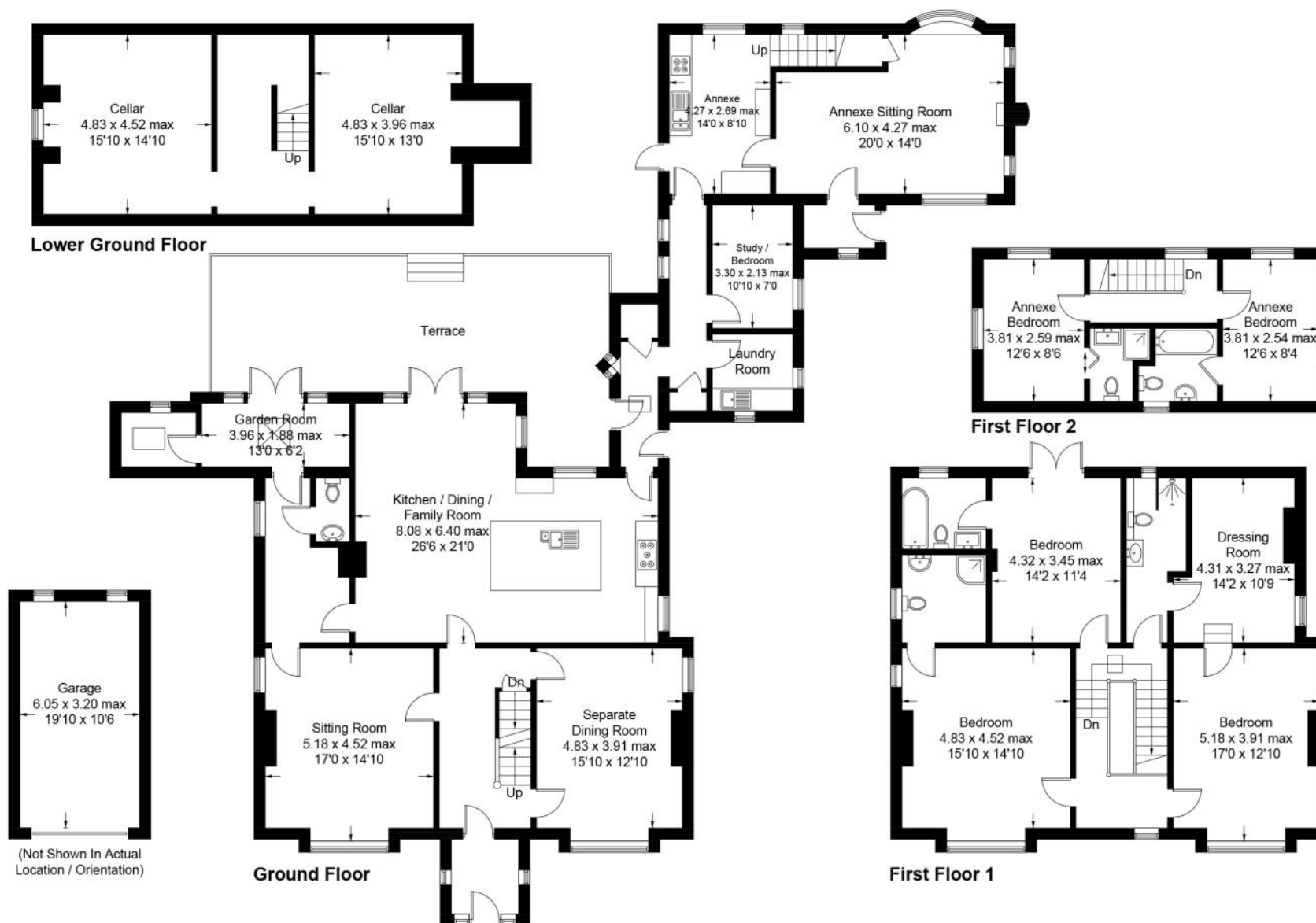
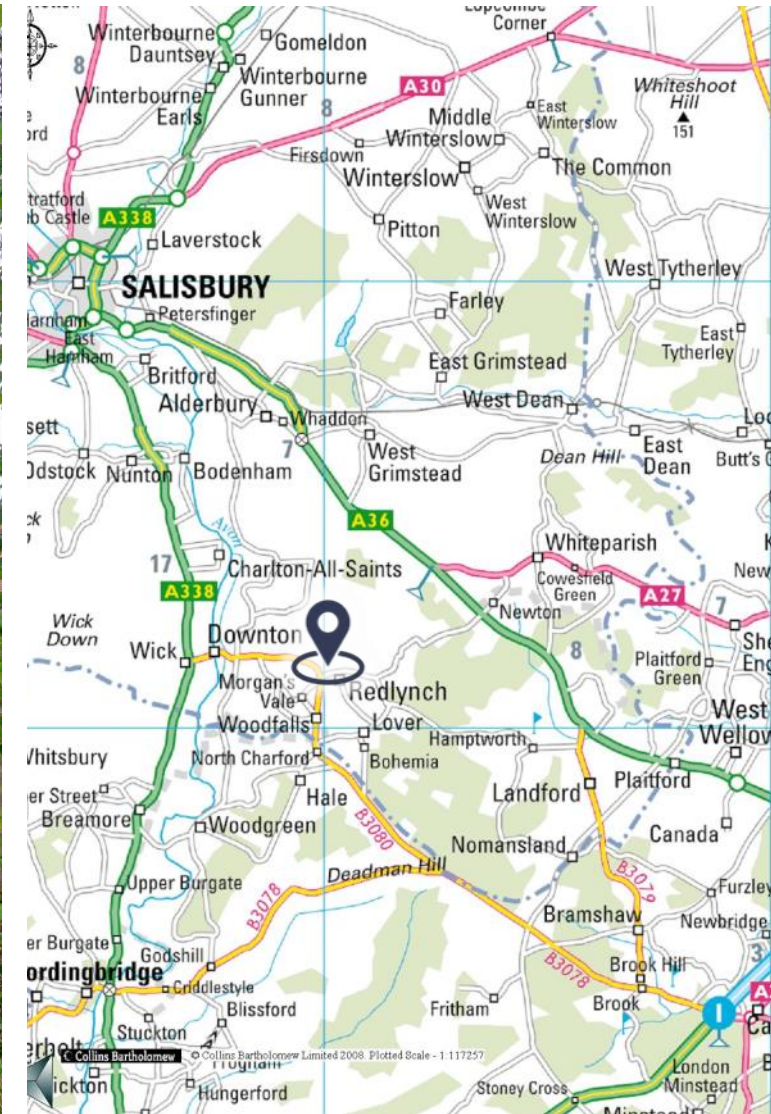


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1129868)





Planning Permission: There is existing planning consent for an additional garage block and 2 storey extension to the kitchen. Wiltshire S/2004/1364

#### Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
 01722 337 575 residential@myddeltonmajor.co.uk  
 www.myddeltonmajor.co.uk

Myddelton & Major





From city apartments to country houses  
and everything in between