



Pacombe, Redlynch, Salisbury, SP5 2JJ



Hamilton  
Parkers



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Hamilton Parkers are delighted to offer this early 1900's detached residence, which has been the subject of an intensive programme of extension and renovation, creating a fabulous country home, sympathetically mixing old and new. Situated in the highly sought-after location of Redlynch in the New Forest National Park. No onward chain!

### Preliminary details:

The accommodation is exceptionally light and airy throughout and flows particularly well enjoying excellent living and entertaining space. Accessed off the entrance hall is the downstairs cloakroom and utility room together with the main reception areas. The principal living space is located at the rear of the property where there is an impressive open-plan kitchen/dining/family room, which certainly gives the 'wow' factor and is most definitely the 'hub-of-the-house'. There are bi-folding doors that open out from the main living area onto the garden and decked terrace incorporating the garden as extended living space with the reception areas boasting solid oak flooring. The kitchen area has been beautifully fitted with modern cupboards and integrated appliances to include a Bosch dishwasher, fridge, freezer and a double stainless-steel oven with hob. The kitchen/dining/family room also boasts an open chimney ready to house a double-sided wood burning stove. The sitting room is located off the kitchen/family/dining room and centres onto an open fireplace and surround.

Upstairs there are four bedrooms, which includes the master bedroom with an en-suite and Juliette balcony and there is a family bathroom. Both the bathroom facilities have been attractively fitted with modern and contemporary suites with the family bathroom enjoying the ever-essential roll-top bath.

### Outside:

The property benefits from driveway off road parking and a good-sized side and rear garden. The garden has been attractively landscaped and is predominantly laid to lawn and the front is enclosed by hedging. The front of the property has a charming gate that opens to a path leading to the front door. The rear garden boasts a large decked terrace, ideal for those summer evenings and alfresco dining. The garden has also been landscaped with stone areas and there is a raised brick wishing well.

Situation:

Falling just outside the boundaries of the New Forest, Redlynch is one of villages located in the popular uppermost North-West corner of the National Park. The village and neighbouring communities of Morgans Vale, Woodfalls and Downton together provide a varied range of recreational, health and educational facilities, the Trafalgar School recording a good recent Ofsted report. The local facilities are supplemented by a broader range of amenities available within the Cathedral City of Salisbury (approximately 8 miles), including mainline rail services (London Waterloo in 86 minutes) and the highly sought after Grammar schools of Bishops Wordsworth and South Wilts. Redlynch is extremely well placed for access further afield and Romsey, Southampton and Bournemouth are all within striking distance, Southampton Parkway providing a mainline rail service to London Waterloo in 71 minutes. Those with an enthusiasm for walking, riding and cycling will find the thousands of acres of New Forest an ideal setting for indulging in their particular hobby.

Services:

Mains gas, electricity water and drainage.

General information:

EPC rating D.

Summary of accommodation:

Cloakroom \* Utility room \* Sitting room \* Open-plan kitchen/dining/family room \* Master bedroom with en-suite \* Three further double bedrooms \* Family bathroom.

Summary of features:

Intensive programme of extension and renovation \* Fabulous country home, sympathetically mixing old and new \* Exceptionally light and airy throughout \* Enjoying excellent living and entertaining space \* 'Wow' factor \* Bi-folding doors \* Beautifully fitted modern kitchen with integrated appliances \* Feature fireplaces \* Attractively fitted bathroom suites and roll top bath \* Solid wood flooring \* Heated towel rails \* Spot lighting \* Juliette balcony \* Attractively landscaped garden \* Decked terrace \* Wishing well \* Driveway parking \* Highly sought-after location in the New Forest National Park.

Directions:

From our office in Romsey take A36 through the village of Plaitford and Landford turning left into Lyndhurst road. At the village hall turn right into Hamptworth Road and follow this road to the village of Redlynch, passing the Kings Head pub on the right-hand side. Upon reaching the T junction, turn right onto the B3080 and the property can be found on the left-hand side.

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APPROXIMATE GROSS INTERNAL AREA = 143.5 SQ M / 1545 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.  
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PRODUCED FOR HAMILTON PARKERS

Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for carpets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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