

Fernleigh, Redlynch

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WHITES

Fernleigh, Morgans Vale Road, Redlynch, SP5 2HY

An extended semi detached Victorian cottage offered in excellent order throughout with a pretty garden enjoying a southerly aspect. Plenty of character and updated to a high standard with benefits including gas CH, PVCu double glazing and off road parking.

- Character Victorian house
- Three bedrooms
- Sitting room
- Kitchen/breakfast room
- Sitting/dining room within Oak framed extension
- Snug/office
- Cloakroom, shower room and en-suite to master
- PVCu DG sash windows and gas CH
- Off road parking
- Popular edge of New Forest village

£525,000





About The Property

The property is an extended Victorian semi detached house which has been tastefully and sympathetically improved by the current owner to now offer well presented accommodation arranged over three floors. The house offers a number of attractive period features including stripped wooden internal doors, feature cast iron fireplaces and two wood burners and it has the modern conveniences of PVCu double glazed sash windows, ensuite facilities and gas central heating.

A particular feature of the house is a superb Oak framed extension with a vaulted ceiling which also provides views over the terrace. It is tastefully decorated throughout and is a superb example of a character house that has been modernised but still retaining its period charm.

On the ground floor there is a hallway and the stairs have both a utility cupboard and a cloakroom under. There is a cosy sitting room which has fitted shelving and cupboards with a fireplace having an inset wood burner. The kitchen/breakfast room has a good range of base and wall units with an integrated Range style electric double oven, grill, five ring hob and extractor. There is also both an integrated fridge and freezer and French doors lead into the garden.

The Oak framed extension has a fully glazed elevation that overlooks the garden with French doors. It provides a superb entertaining space with space for a table and chairs and another woodburner. A door leads to a snug/office which has exposed brickwork surrounding a fireplace and it could provide extra bedroom space if required.

On the first floor, there are two double bedrooms which both have fitted wardrobes and cast iron fireplaces. The shower room has been updated in a contemporary style with a rainfall style shower head and part timber panelled walls. On the second floor, there is a large landing area leading to the main bedroom which has fitted wardrobes and a dressing table together with a velux window to the rear. It has an ensuite shower room, again with a three piece suite.

Another particular feature of the property is the rear garden which enjoys a south westerly aspect. Directly behind the house is a terraced breakfast area with a path leading past a pond in to the lawned area. This has a further paved seating area and well stocked flower borders. There is a large shed at the end of the garden and two further brick built stores attached to the property. To the front is off road parking for two cars with a driveway and covered carport. The property also offers potential for extension to the side.

The house is tucked away in the popular village of Morgans Vale, offering a quiet and peaceful setting but near all the amenities on offer in the area. These include a primary school within walking distance, a shop/post office and public houses. there are a further range of amenities in the larger village of Downton and there is good access to the New Forest and M27.



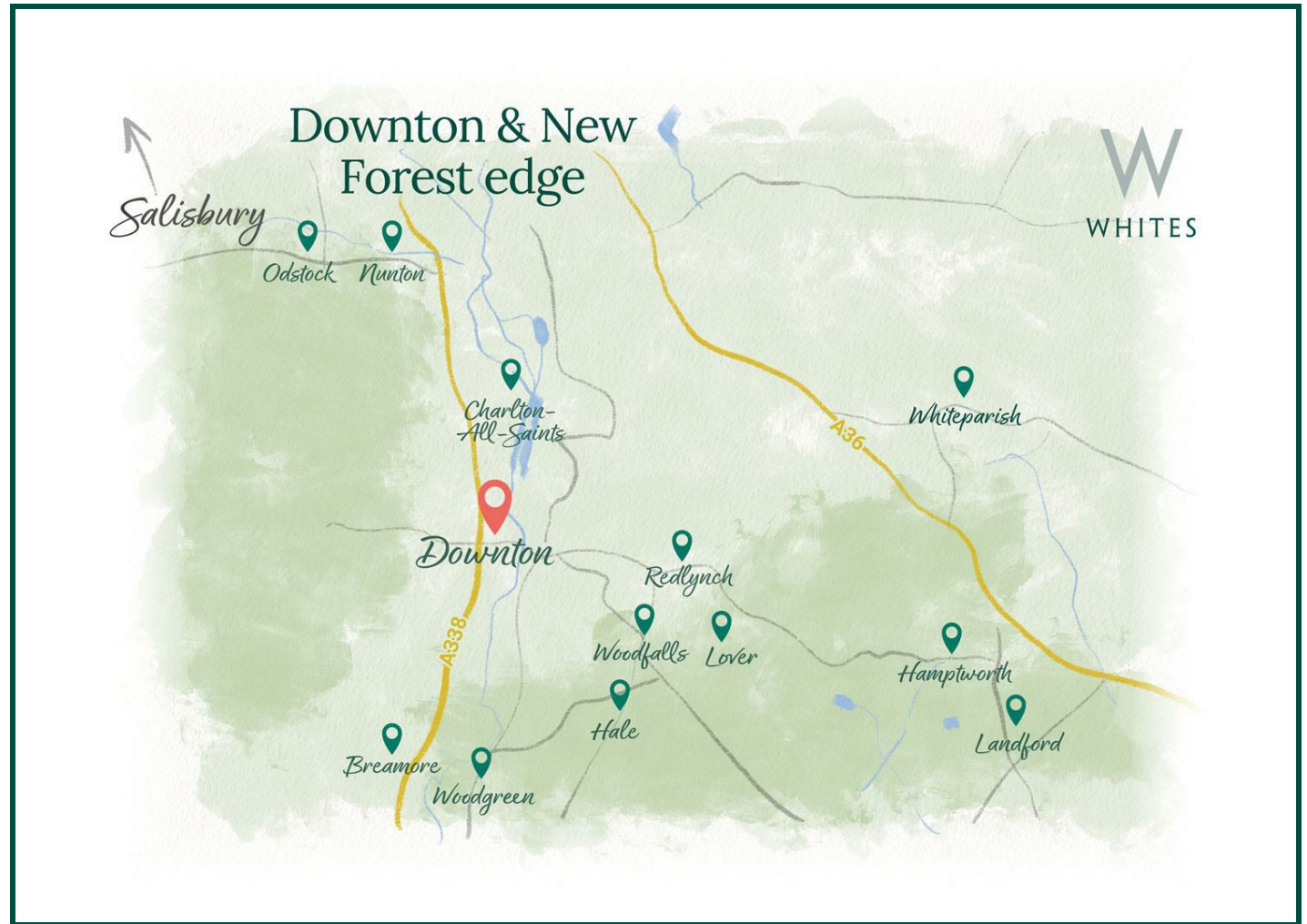


Location

Redlynch and its neighbouring hamlets—Lover, Bohemia, Woodfalls, Morgan's Vale and Hamptworth—are nestled in a picturesque sweep of woodland, open moor and rolling countryside on the edge of the New Forest National Park. This is a peaceful, well-connected rural community with a strong local identity.

At its heart, Redlynch offers a traditional pub, The Kings Head, known for its welcoming atmosphere, real ales and seasonal fare. Local amenities include a village hall, parish website, mobile library and regular bus services. The area is ideal for those who enjoy outdoor pursuits, with easy access to forest walks and riding routes.

With a distinctive mix of character homes and a landscape shaped by centuries of rural life, Redlynch and its hamlets offer the charm and calm of village living with a genuine sense of community.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 21 mins
Bath: 1 hr 21 mins
London: 2 hr 4 mins



Local school: 1 mins
Local public house: 18 mins
Local amenities: 13 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: D - £2421.76 (2026/2027)

Tenure:

Freehold

Floor Area:



1390.80 sq ft

Services:

Mains gas, electricity, water and drainage.

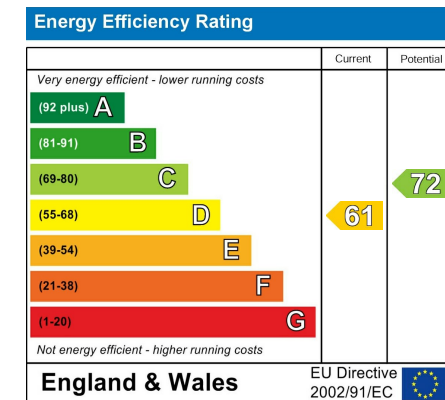
Heating:

Gas central heating.

Directions:

Leave Salisbury on the A338 Bournemouth road and at Downton turn left. Continue through the village and upon entering Redlynch, turn right in the dip in to Morgans Vale Road. The house can be found on the left hand side.

EPC:

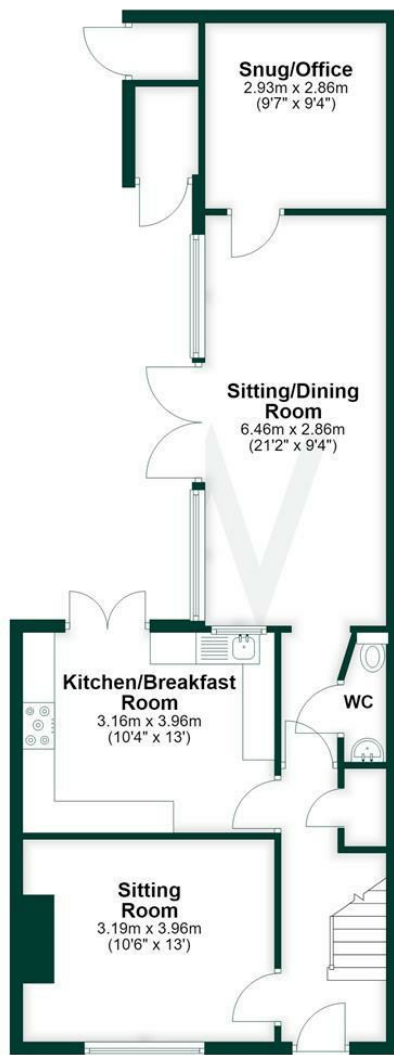


What3Words:

///cracking.bonus.windmills

Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Snug/Office
2.93m x 2.86m
(9'7" x 9'4")

Sitting/Dining Room
6.46m x 2.86m
(21'2" x 9'4")

Kitchen/Breakfast Room
3.16m x 3.96m
(10'4" x 13')

WC

Sitting Room
3.19m x 3.96m
(10'6" x 13')

First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Bedroom 3
3.20m x 3.25m
(10'6" x 10'8")

Shower Room

Bedroom 2
3.07m x 3.76m
(10'1" x 12'4")

Second Floor

Approx. 24.8 sq. metres (267.1 sq. feet)



Bedroom 1
4.10m (13'5")
x 3.76m (12'4") max

En-suite Shower Room

Total area: approx. 129.2 sq. metres (1390.8 sq. feet)