Grays Cottage, Princes Hill, Redlynch, Salisbury, SP5 2HF



Myddelton & Major

We are proud to present

Grays Cottage

Princes Hill, Redlynch, Salisbury, SP5 2HF

A captivating Grade II Listed cob and thatched cottage dating from the late 18th century, set within generous gardens and grounds extending to over half an acre and planning permission for a substantial two-storey rear extension.

- Attractive Grade II Listed detached cottage
- Traditional thatched roof and wealth of period character
- Recently refurbished main house
- Planning permission granted for a two-storey rear extension
- Three bedrooms and two bathrooms (four beds with extension built)
- Impressive reception rooms featuring inglenook fireplaces
- Kitchen/breakfast room, study, utility room and cloakroom
- Generous gardens and grounds extending to just over half an acre
- Single and double garages, with extensive off-road parking
- Peaceful outlook backing onto open farmland in a sought-after village

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The Property

Grays Cottage is an attractive and characterful period home occupying a particularly generous plot in the sought-after village of Redlynch. Believed to date from the 18th century, this detached Grade II Listed cottage retains a wealth of traditional features, including exposed timber beams and impressive inglenook fireplaces, creating an appealing sense of history and individuality throughout.

The cottage has been refurbished in recent years including repairs to the cob walls with new lime render. Re-wired and re-plumbed throughout together with most of the glazing having been replaced also. The accommodation extends to approximately 2,413 sq ft and offers a versatile arrangement of reception rooms, well suited to both everyday living and entertaining. The principal reception rooms provide a variety of spaces in which to relax and gather, with fireplaces forming natural focal points and windows and doors bringing in plenty of natural light while providing views across the surrounding gardens. The kitchen/breakfast room forms a practical hub of the home, complemented by a study, utility room and cloakroom.

On the first floor, three bedrooms are arranged around the landing, with the principal bedroom enjoying access to an en-suite shower room and a family bathroom serving the remaining accommodation. The layout offers flexibility for a variety of buyers, whether seeking a characterful permanent home or a rural retreat with space to accommodate changing needs.

An additional attraction is the planning permission already granted for the demolition of the existing rear extensions and construction of a two-storey rear extension, providing an opportunity to explore the property's future potential, subject to the relevant consents and Listed Building requirements.

Combining period charm, well-proportioned accommodation and scope for further enhancement, Grays Cottage presents an appealing opportunity to acquire a distinctive country home in an established village setting.







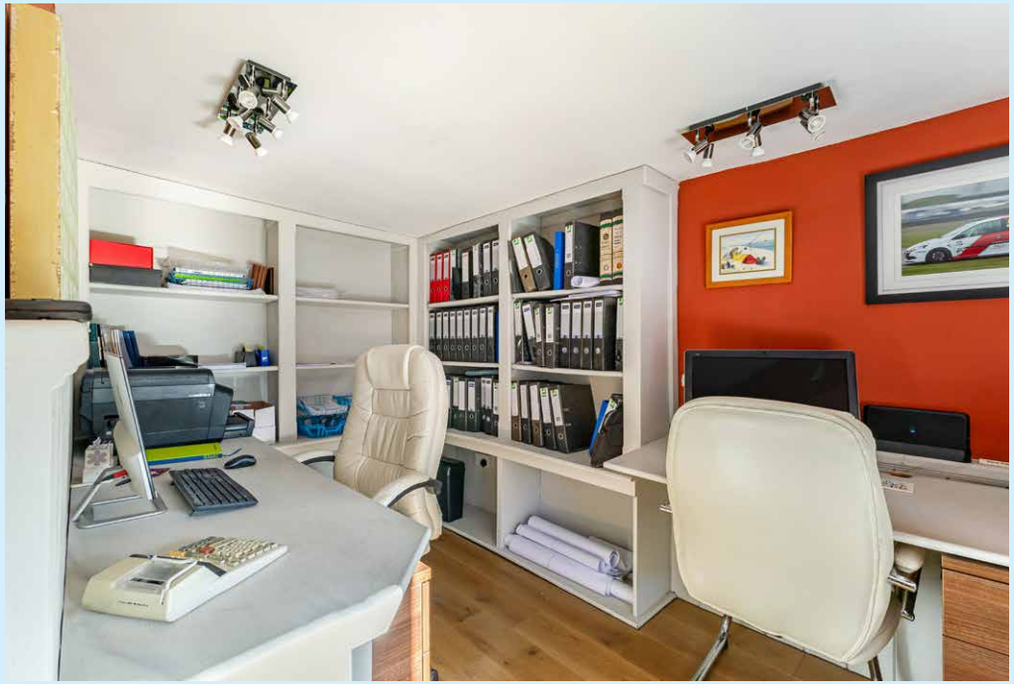









AND SO THE
ADVENTURE
continues...



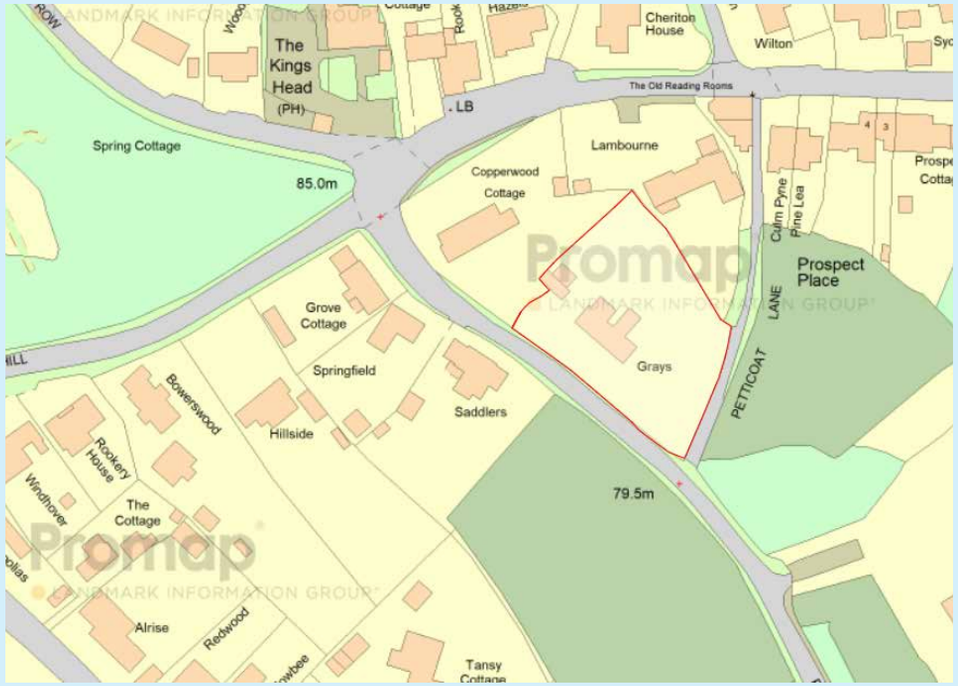


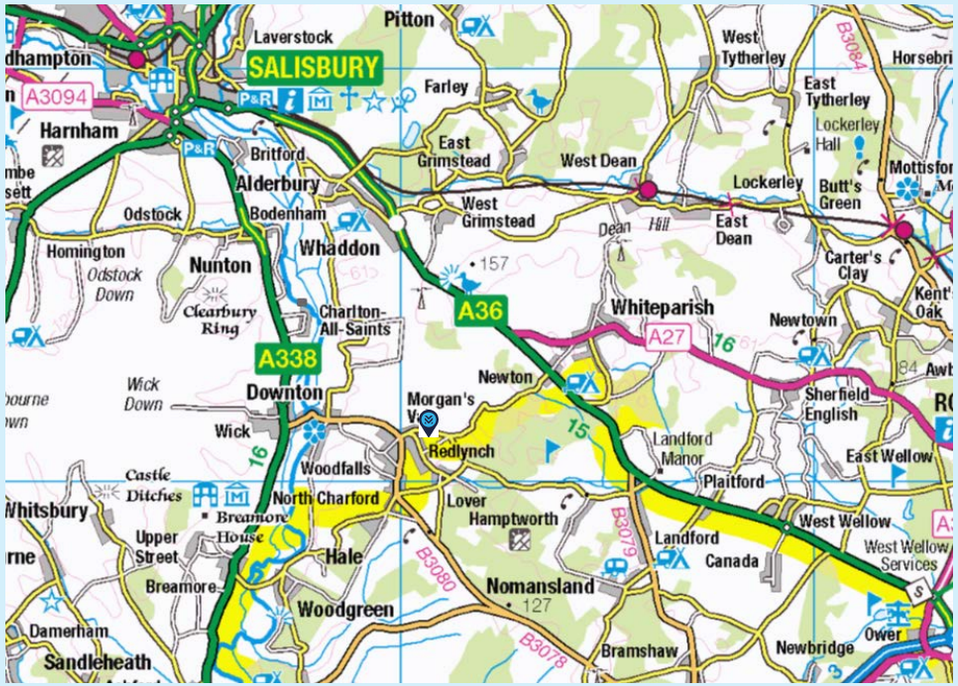
Location & Amenities

Grays Cottage is situated in the popular village of Redlynch, a well-established rural community on the edge of the New Forest. The village offers a useful range of everyday amenities, including a local shop, public house and restaurant, alongside a village hall that supports an active community. The surrounding countryside provides plentiful opportunities for walking, cycling and enjoying the outdoors.

The neighbouring village of Downton offers a broader selection of amenities, while the cathedral city of Salisbury provides a more extensive range of shopping, leisure and cultural facilities. The property is also conveniently placed for road connections towards Salisbury, Southampton and Bournemouth, with the M27 accessible for onward travel. The New Forest National Park is within easy reach, providing further opportunities to explore its distinctive landscapes, villages and extensive network of walking and cycling routes.

The area is served by a range of educational establishments, including primary and secondary schools, together with independent schooling options in the wider area.





Additional Information

Services: Mains electricity, gas, water and drainage. Gas-fired central heating (underfloor predominantly on the ground floor). Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have variable to poor coverage outside.

Planning: *https://planning.agileapplications.co.uk/nfnpa/application-details/102345*

Reference Number: 24/00126FULL

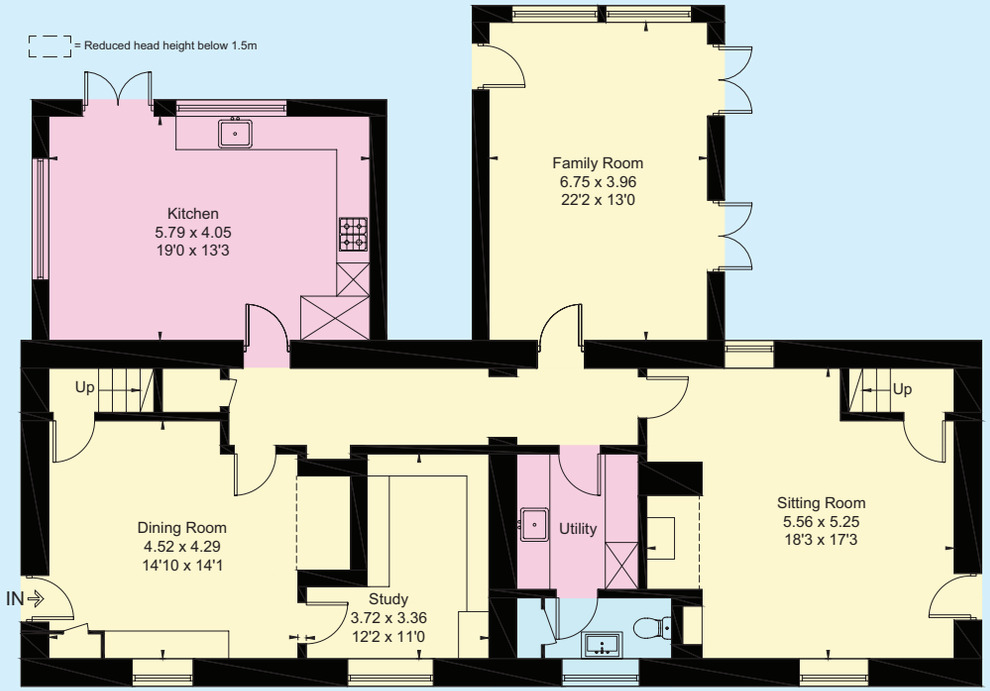
Tenure: Freehold

Council Tax: Band G

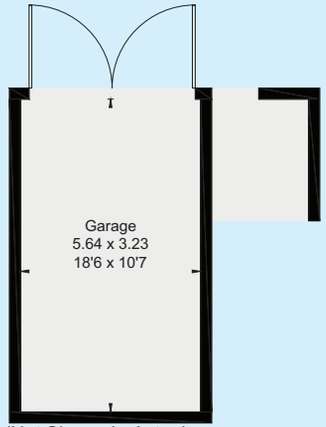
EPC: C (69)

Square Footage: 2,408

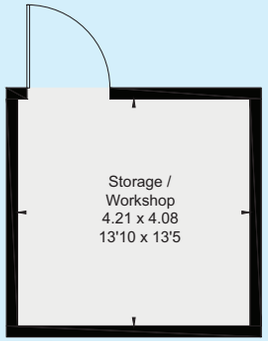
Approximate Floor Area = 223.7 sq m / 2408 sq ft
Garage = 18.4 sq m / 198 sq ft
Outbuilding = 17.2 sq m / 185 sq ft
Total = 259.3 sq m / 2791 sq ft



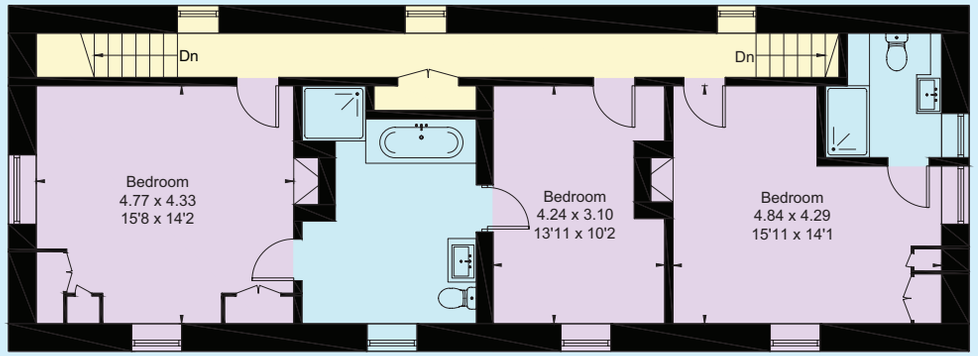
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

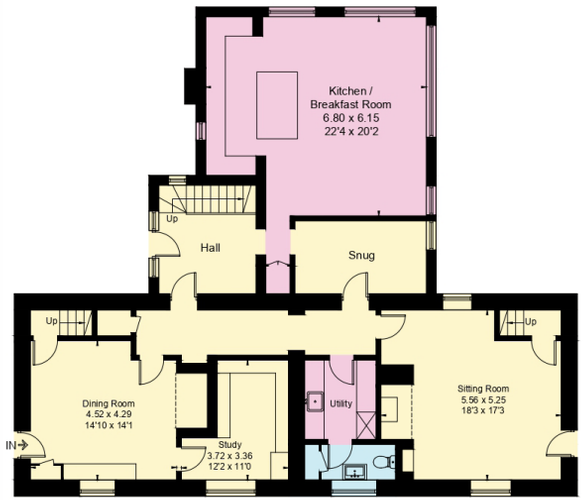


First Floor

Completion of Approved Planning Works

PROPOSED FLOORPLAN

Approximate Floor Area = 288.5 sq m / 3105 sq ft



Ground Floor



First Floor

Planning: *https://planning.agileapplications.co.uk/nfnpa/application-details/102345*

Reference Number: 24/00126FULL



North Facing Elevation:



East Facing Elevation:



South Facing Elevation:

Myddelton & Major™

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