





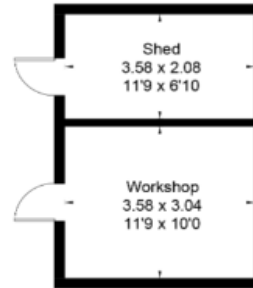


## ACCOMMODATION

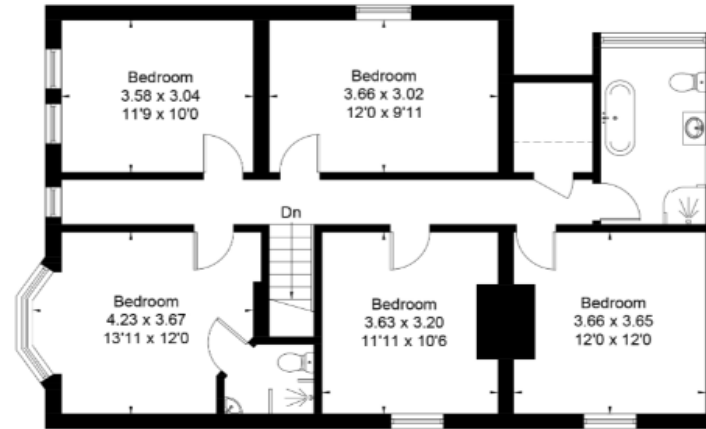
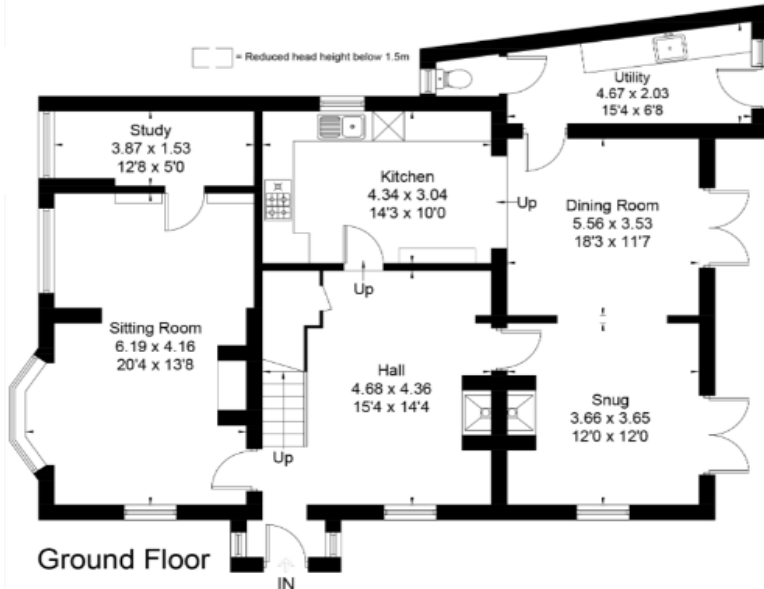
Formerly the village butchers and originally constructed in 1910, this exquisite and imposing extended, five double bedroom Edwardian home, adorned in Wisteria, enjoys a central village location within the popular village of Morgans Vale, Redlynch on the fringes of the New Forest National Park. Lynton offers substantial family accommodation throughout and retains much of the traditional charm associated with its era, yet has been sensitively improved and extended over the years, blending the requisites of modern living. The home boasts period features, including wooden doors and floors, with high ceilings. The home is beautifully presented to a particularly high standard throughout with stylish décor. The comforts include a generous reception hallway, with an impressive and re-fitted kitchen/dining room, which is complemented by a separate utility room and cloakroom. The dining room is open-plan to the snug, both with French doors to the garden. The spacious sitting room is centred upon an impressive fireplace hosting a wood burning stove and a feature bay window and door into the study. The first floor continues to impress with five double bedrooms. The principal bedroom displays a feature bay window allowing superb natural light to flood the room and an en-suite shower room. The luxury family bathroom serves the remaining bedrooms. The private gardens are truly delightful featuring attractive planting, manicured lawns and a useful large timber workshop and shed. Additionally, there is a home gym in the garden which measures 5 x 3 metres, coupled with generous driveway parking to the fore.



Approximate Area = 203.4 sq m / 2189 sq ft  
 Workshop = 11.0 sq m / 118 sq ft  
 Total = 214.4 sq m / 2307 sq ft  
 Including Limited Use Area (2.8 sq m / 30 sq ft)



(Not Shown In Actual Location / Orientation)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 80        |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

## SITUATION

Redlynch is an active village with a wealth of amenities including public house, cycle hire shop and restaurant. The property is ideally positioned for nearby commuter links including M27 to Southampton and A338 to Salisbury and Bournemouth, whilst also being within a short journey to the stunning New Forest National Park with its abundance of walks and cycle routes. There are a variety of educational establishments nearby including Morgans Vale Primary School and Trafalgar secondary school, as well as a choice of private schooling and within catchment of the local Grammar Schools.





### SPECIFICATION

- Attractive character family home within catchment of the Salisbury Grammar Schools
- Central village location on the edge of The New Forest National Park
- Walking distance of local amenities
- Traditional features fused with modern comforts
- Five double bedrooms
- En-suite shower room and luxury family bathroom
- Generous reception hallway
- Study and snug
- Stunning kitchen/dining room
- Well-maintained private rear garden with home gym
- Driveway parking for at least four vehicles



### LOCAL AUTHORITY

Wiltshire County Council (Tax Band G)

### ASKING PRICE

£825,000

### TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.