



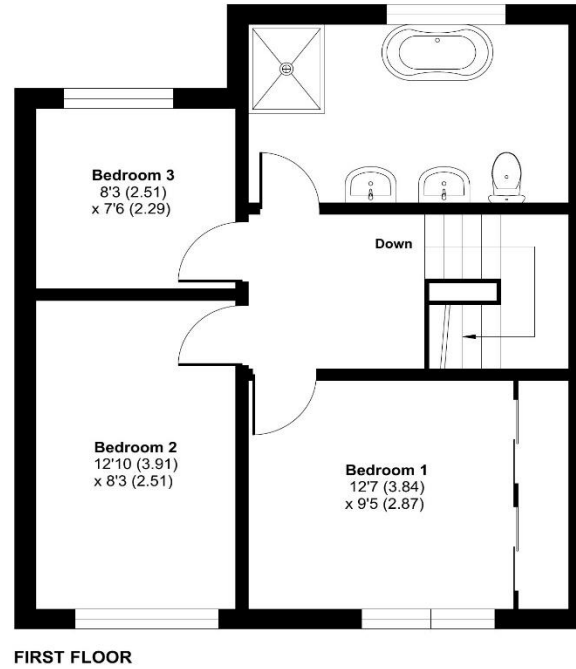
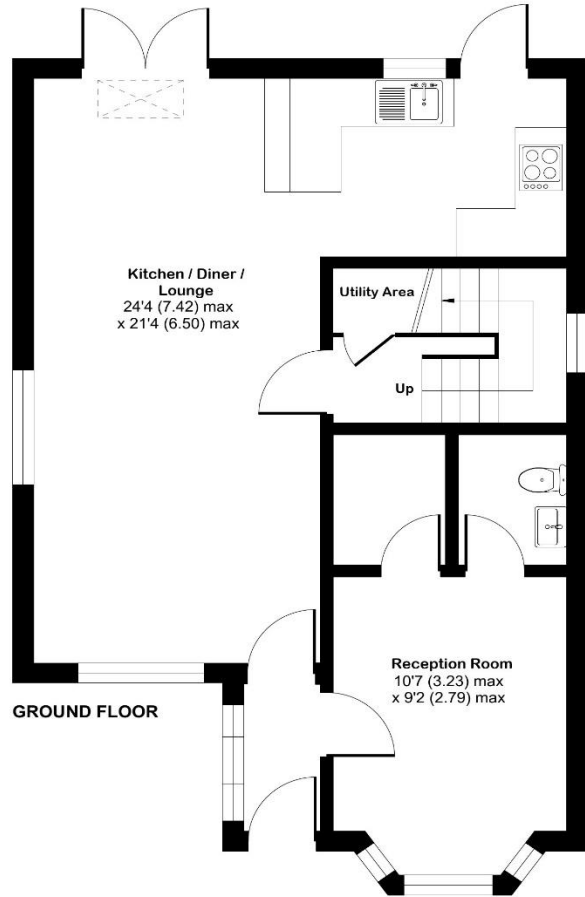


## ACCOMMODATION

Chapel Cottage is a beautifully presented detached home displaying attractive and charming accommodation, converted from a 1860's 'Chapel' enjoying one of the most tranquil of settings. Having been the subject of a sympathetic program of improvement by our client fused with appealing decor and floor coverings. Chapel Cottage possesses generous off-street parking with a paved driveway and a landscaped rear garden. This character home will provide an ideal retreat for those seeking a quiet village lifestyle whilst providing an abundance of charm coupled with good social flow epitomised by the delightful open plan kitchen/diner and lounge. The modernised kitchen is fitted with an extensive range of base and wall units with complementary worktops and integrated appliances. An inner hallway accesses the utility area situated under the stairs. There is a versatile reception room, currently being used as a sports room but could easily be utilised as a family room or home office, this room benefits from a cloak room and storage cupboard. The first-floor landing leads to three generous bedrooms served by a large family bathroom with matching suite and cosy underfloor heating. Positioned upon an unmade private lane away from the passing traffic, this character home occupies an ideal position close to the host of village amenities of Redlynch which is well served by bus routes and is within a short drive of excellent commuter links and it's within the New Forest National Park.

Approximate Area = 1087 sq ft / 101 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 936592



## 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**

- A spacious three-bedroom detached period cottage
- Open-plan Kitchen/diner/lounge
- Utility area
- Versatile reception room with cloakroom
- Comprehensively updated by our clients
- Located within a short walk of the centre of Redlynch and the local village school
- Excellent commuter links and situated within the New Forest National Park
- Within catchment of the desirable Salisbury Grammar Schools

**LOCAL AUTHORITY**

Wiltshire County Council  
Council Tax Band E

**GUIDE PRICE**

Asking Price £475,000

**TENURE**

Freehold