

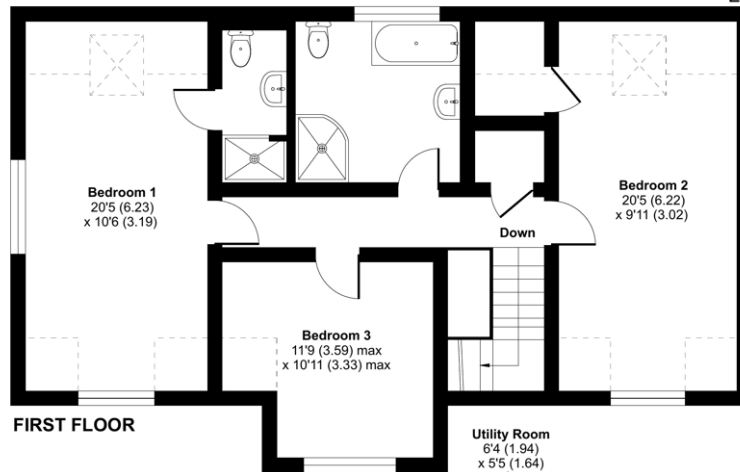


Bohemia, Redlynch, Salisbury, Wiltshire, SP5 2PT

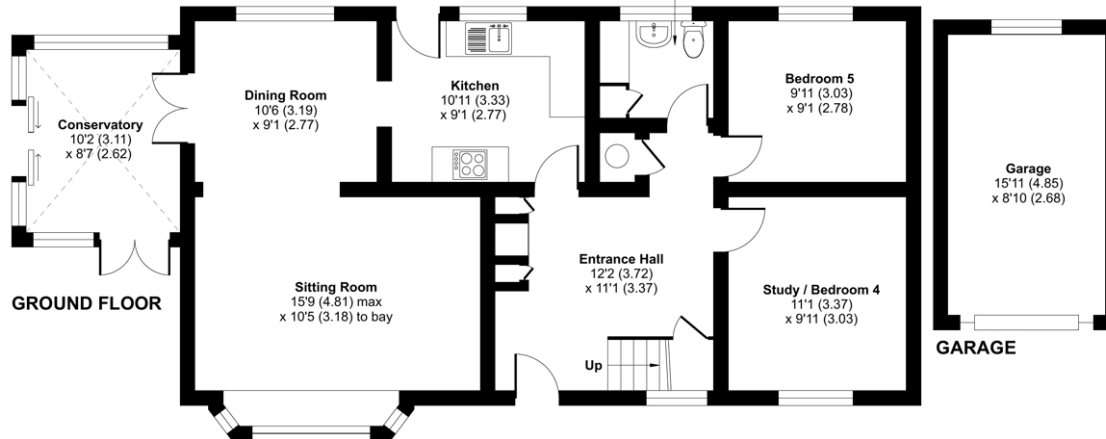


ACCOMMODATION

Nestled in the serene village of Redlynch within the New Forest National Park, this charming 4/5-bedroom detached home offers an idyllic blend of rural tranquillity and modern comfort. Set within mature gardens spanning approximately 1/3 of an acre, the property boasts a welcoming entrance hall, leading to a sweeping staircase and versatile living spaces. The ground floor features two double bedrooms, one currently used as a study, alongside an impressive modern kitchen with solid wood worktops, Bosch appliances, and direct access to a terrace overlooking the rear garden. The open-plan living/dining area enjoys a triple aspect, complemented by a bright conservatory with a sunny westerly orientation. A separate utility room and ground-floor WC add further convenience. Upstairs, the property offers three spacious double bedrooms, including a master with an en suite shower room and another with ample storage. A family bathroom with both a bath and separate shower serves the additional bedrooms. Outside, the mature gardens wrap around the house, incorporating patio areas and extending to a rear boundary adjoining open fields, offering picturesque far-reaching views. A detached garage, timber carport, and extensive driveway complete this desirable home, perfect for those seeking space, charm, and a connection to nature.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1667 sq ft / 154.8 sq m
 Limited Use Area(s) = 120 sq ft / 11.1 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1925 sq ft / 178.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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	



Scan the QR code to find out more information about this property.

SITUATION

The property is located on the edge of the village of Redlynch. It has direct access to the many outstanding walking, cycling and horse-riding trails within the New Forest National Park. The Parish of Redlynch has a local shop with post office, a primary school, village hall and pub. The neighbouring town of Downton has a secondary school, doctors' surgery, chemist, cafe, pub and supermarket. The property is ideally positioned for nearby commuter links including the M27. The beautiful city of Salisbury is about 20 minutes' drive away and has excellent educational establishments including two grammar schools, comprehensive shopping, leisure and recreational facilities, and a mainline railway station with journey time to London Waterloo of approximately 90 minutes. Also within easy reach are Bournemouth and Southampton, both with international airports.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2025. Produced for Charters Estate Agents Limited. REF: 1225018



SPECIFICATION

- Four/Five Bedroom detached home
- Modern kitchen
- Open plan living/dining area
- Conservatory
- Utility & ground floor WC
- En-suite shower room
- Family bathroom
- Detached garage & timber car port

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band E

ASKING PRICE £775,000

TENURE

Freehold