



THE CLOSE, REDLYNCH, SP52JN
£159,000 FREEHOLD

Winkworth



THE CLOSE, REDLYNCH, SP52JN

Three-bedroom semi-detached home of non-standard construction in Redlynch, with an enclosed rear garden.

The property is a three-bedroom semi-detached home of non-standard Reema construction, offering well-proportioned accommodation together with enclosed gardens.

A part-glazed entrance lobby provides a useful space for coats and boots before opening into the welcoming hallway. To the front is the dining room, which enjoys a pleasant outlook and opens through to the sitting room. This comfortable reception space features a fireplace and French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

The kitchen is positioned at the end of the hallway and overlooks the rear garden. It is fitted with a range of matching base and eye-level units and benefits from a useful storage cupboard. A door leads down a step to a covered walkway, incorporating a practical laundry area with plumbing for a washing machine, together with a further storage room. Doors provide access from here to both the front and rear of the property.

Externally, the front garden is enclosed by established hedging, with double wooden gates opening onto a gravelled area. To the rear, the enclosed garden is bordered by wooden panel fencing and mature hedging. A paved patio provides an ideal space for outdoor seating, with a raised wall and steps leading up to an area of lawn.



AT A GLANCE

- Kitchen
- Dining room
- Sitting room
- Three bedrooms
- Family bathroom
- Garden

LOCATION

Redlynch occupies an enviable position on the northern edge of the New Forest National Park, close to the historic and highly sought-after village of Downton and just south of the Cathedral City of Salisbury. Ideally situated, it offers excellent access north to Salisbury and south towards Ringwood, Bournemouth and the South Coast, combining the tranquillity of village life with superb connectivity.

The nearby village of Downton enjoys a thriving community and an excellent range of everyday amenities, including a doctor's surgery, dental practice, pharmacy, library, Co-op supermarket, café, traditional public houses and takeaways. Families are particularly well catered for, with highly regarded primary and secondary schools, pre-school facilities, numerous play parks and churches serving a variety of denominations. Downton also benefits from regular public transport links to Salisbury, including services to the mainline railway station, as well as south to Ringwood and beyond. The village is perhaps best known for its annual Cuckoo Fair, held each May Day, which celebrates Downton's rich lace-making heritage and brings together arts, crafts and local exhibitors, reflecting the area's strong sense of community. Surrounded by beautiful countryside and the extensive walking, cycling and riding opportunities of the New Forest National Park, Redlynch is ideally placed for those seeking a rural lifestyle without compromising on convenience.

DIRECTIONS

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Leave Salisbury heading south on the A338 (Downton Road) and continue for approximately six miles to the village of Downton. At the main traffic lights, adjacent to The Bull Inn, turn left onto The Borough (B3080).

Continue along the B3080, crossing the bridges and passing through the village pinch point. Proceed up the High Street and leave Downton via Lode Hill, following the road towards Woodfalls.

Turn right onto Appletree Road, then take the first left into The Close. Take the next left and follow the road to the top. Just before the road bends to the right, the property can be found on the left-hand side, indicated by a Winkworth For Sale board.

EPC Band C

Council Tax Band A

Mains electric and drainage

Gas central heating and double glazing

Ultrafast broadband available.

EE good outside, variable inside.

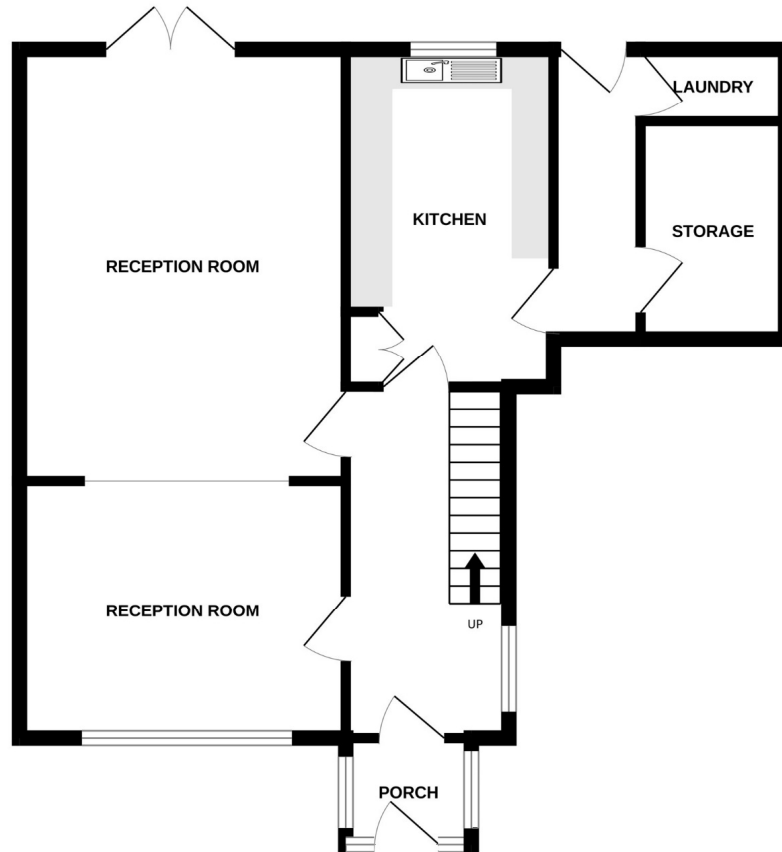
O2 good outside, variable inside.

Three good outside, limited inside.

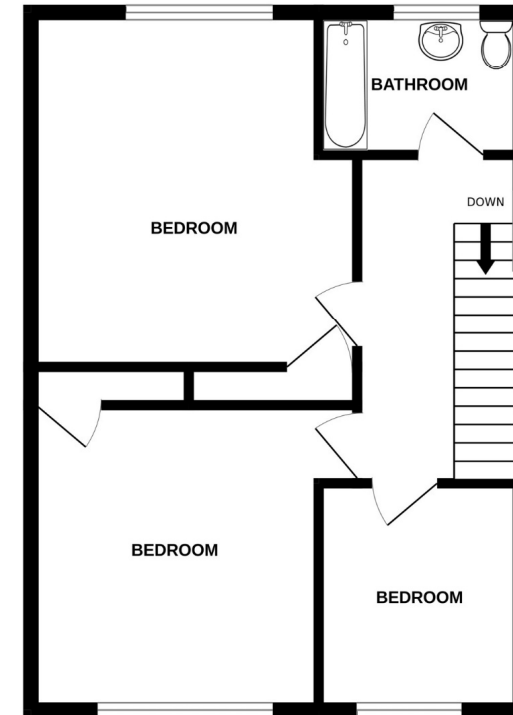
Vodafone good outside, limited inside.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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