



Penwith House, Vicarage Park, Redlynch, Salisbury,
Wiltshire

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Penwith House

Vicarage Park, Redlynch, Salisbury, Wiltshire SP5 2JZ

A modern, detached family home with four bedrooms and views to the undulating Wilshire landscape.

Downton 2 miles, Salisbury Cathedral 8 miles, Salisbury train station 8.8 miles (London Waterloo 90 minutes), Romsey 11.8 miles, Ringwood 13 miles, Southampton Airport 18 miles

Reception hall | Drawing room | Dining room
Office | Kitchen/breakfast room | Utility | Wine store | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms
Family bathroom | Family room | Double garage
Summer house | Garden | EPC rating C

The property

Penwith House is an attractive property offering light and airy accommodation, with interlinking and versatile rooms ideally suited to entertaining and modern family lifestyles. The reception hall leads into the light-filled drawing room, which extends into a bay window alcove and features a corner fireplace. Glazed internal doors connect to the adjoining dining room that provides a link to the garden terrace via sliding doors.

Fitted with contemporary cabinetry, stone work surfaces and upstands, and with integrated appliances, the kitchen has an informal dining niche and a picture window to the delightful garden. Ancillary space is provided by a useful utility, beyond which is a storage room perfect for the wine aficionado. Ground floor rooms are completed by an office, providing a refuge for home-workers, and a cloakroom facility.

The first floor rooms benefit from the elevated outlook to the surrounding terrain and comprise a generously-proportioned and flexible-use

family room, four double bedrooms and a fully-tiled family bathroom. The principal room enjoys a south-westerly aspect and offers access to a modern, ensuite shower room.

Outside

The garden at Penwith House is beautifully-maintained and designed to accommodate the slight incline of the plot. Manicured, high-level hedging forms a boundary at the frontage, with access onto a driveway of pavers providing parking and leading to the integral double garage. The garden extends to the side and rear of the property, with areas of lawn, clipped shrubs forming decorative spheres, and borders filled with an attractive collection of floral, fragrant and architectural planting. A stepping stone pathway takes a journey across the lawn to reach the pretty summer house which enjoys the far reaching views. Paved terracing adjoins the back of the house offering opportunities for al fresco dining and relaxation

Location

The property is situated in the popular Wiltshire village of Redlynch, on the edge of the New Forest National Park and surrounded by beautiful countryside. Local amenities include a primary school, a village hall hosting clubs and events, and a public house, with a convenience store and post office in adjoining Woodfalls and further facilities in nearby Downton.

An appealing range of shopping, leisure and cultural amenities are on offer in historic Salisbury, including the Salisbury Playhouse theatre and two multi-screen cinemas, as well as a mainline station providing regular services to London Waterloo in approximately 90 minutes. Communications links are excellent with road-users having easy access to the A36, A303 and A354.

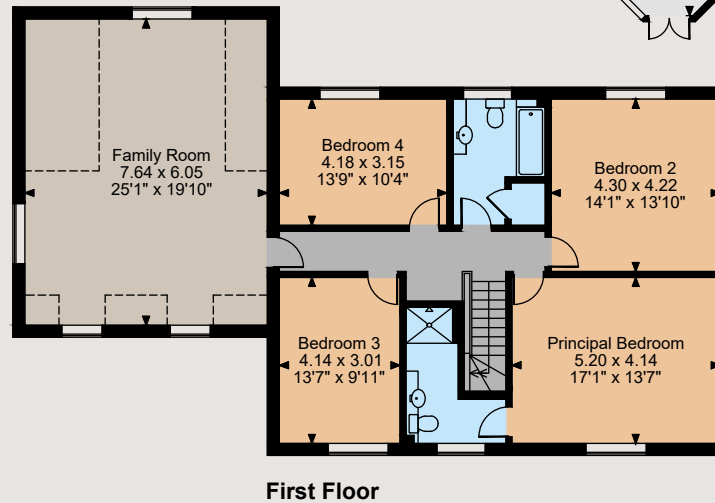
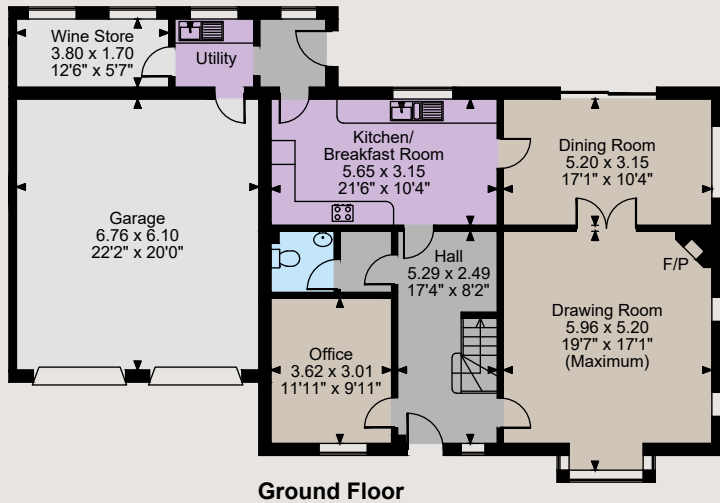
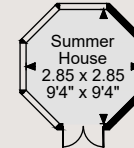
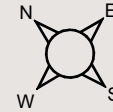
Well-regarded local schools include Salisbury Cathedral School, Chafyn Grove and Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools.





Penwith House

House internal area 2,530 sq ft (235 sq m)
 Garage internal area 440 sq ft (41 sq m)
 Summer House internal area 72 sq ft (7 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From the Exeter Street Roundabout in Salisbury, follow New Bridge Road/A338. Bear left to join Downton Road. Continue for approximately 5 miles, then turn left onto the The Borough/B3080. After a further 2 miles, turn right to join Morgans Vale Road, followed by a left turn onto Vicarage Park. The property will be found just off the first left hand turn.

General

Local Authority: Wiltshire County
Council Services: Mains electricity, gas, water and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £900,000

Salisbury

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