



Pacombe, Redlynch
Salisbury, Wiltshire, SP5



Beyond your expectations

A stunning and stylish family home in sought after Redlynch.

Entrance Hall | Kitchen/Diner | Sitting Room | Study | Utility Room | Downstairs Cloakroom | Five Bedrooms | Two Bedrooms with En-suites | Family Bathroom | Double Garage | Office | Gardens | Set within Grounds of 0.81 of an Acre

Guide Price £795,000 Freehold

Description

Situated in the picturesque village of Redlynch and located just a short distance from the renowned New Forest National Park is Monterey House, a stunning, bespoke family home that is finished to exacting standards to provide an unrivalled combination of detail and technology. Built in 2012, exceptional attention has been taken to ensure that the home is of the highest specification throughout and has been fitted with all the latest technologies. Particular care has been taken to make sure that energy efficient features have been incorporated into the house including an economical ground source heat pump, rain harvesting facility, heat recovery mechanism, NHBC solar cover (end date Nov 6 2022) and under floor heating throughout. The accommodation has been thoughtfully designed to make the most of the space available offering its next owners capacious and versatile living accommodation with a light and airy ambience.

Arranged over three floors and amounting to approximately 3153sq ft. the accommodation consists of a glorious 'heart of the home' open plan kitchen/dining room with French doors leading to the terrace and delightful rear garden. The kitchen itself has been fitted with a number of white, high quality eye and base level units with gorgeous granite work tops adding character and elegance to the room. Positioned to the rear of the kitchen is the utility room with access to the outside. The sizeable dual aspect sitting room boasts a lovely feature wood burning stove and French doors also opening onto

the rear garden. Completing the ground floor accommodation is a welcoming entrance hall, generous study and modern cloakroom.

There are four bedrooms found on the first floor including the master suite which benefits from dual aspect views, fitted wardrobes and a beautifully appointed en-suite shower room. The remaining three bedrooms also have fitted wardrobes and are serviced by a stylish family bathroom. The guest suite can be found on the second floor accessed by a second staircase, the spacious bedroom once again has fitted wardrobes and an en-suite shower room.

Outside

The property is set back from the road and is accessed via a five bar wooden gate leading to gravelled area with parking for several vehicles. To the left of the house is a detached oak framed double garage with electric roll doors, there is a useful room above the garage which the owners currently use as a home office and would also make a superb playroom or games room. The majority of the garden sits to the rear of the property and is mainly laid to lawn with mature hedgerow and fencing providing a degree of privacy. Adjacent to the kitchen/diner is a wonderful patio terrace perfect for al-fresco entertaining. Situated behind the garage is a level paddock measuring just over 2/3 of an acre with hedged and fenced boundaries. There is also a workshop and large garden store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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54 Castle Street, Salisbury, Wiltshire, SP1 3TS

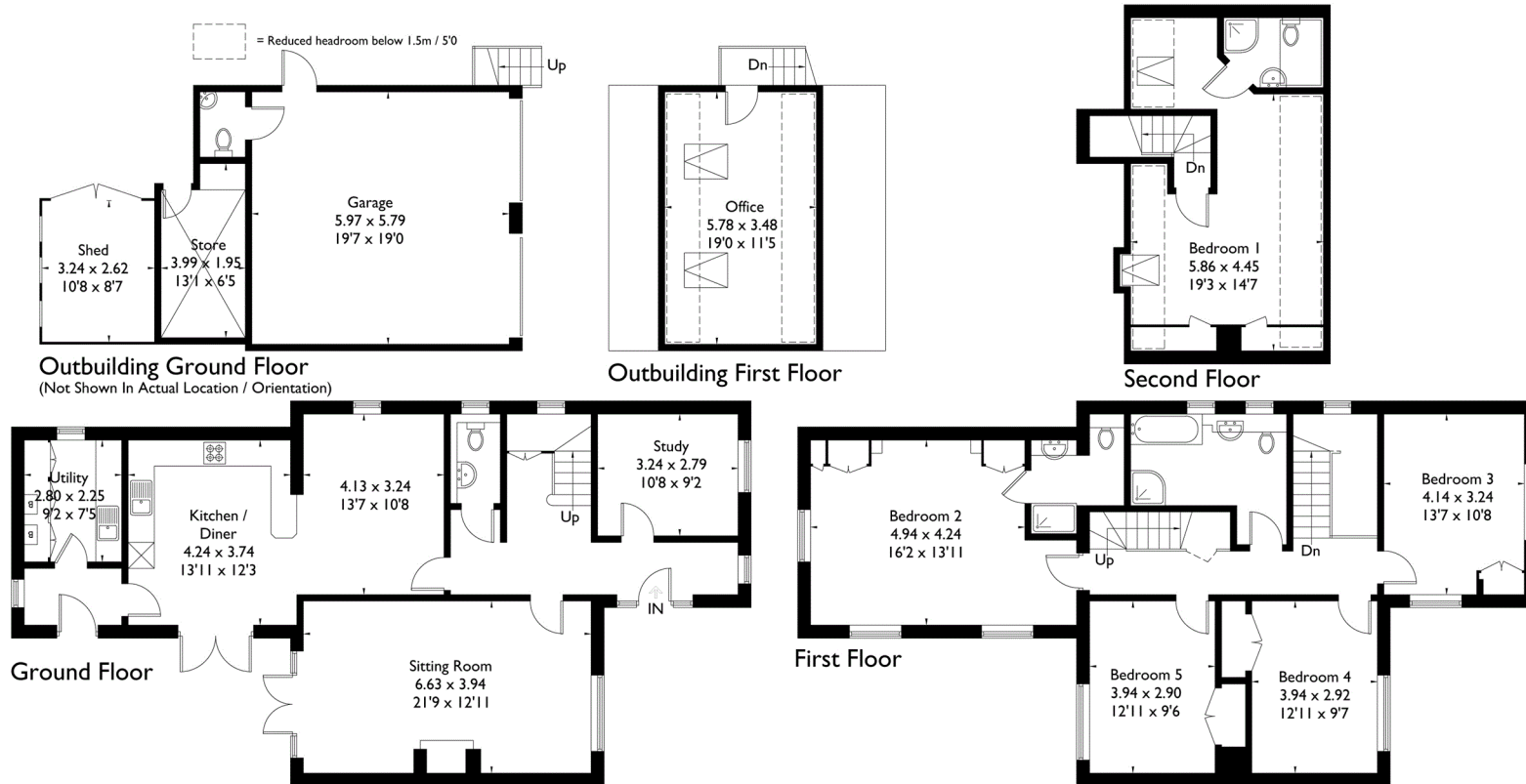
Sales. 01722 417939

salisbury@hamptons-int.com

www.hamptons.co.uk

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Approximate Gross Internal Area = 228.4 sq m / 2458 sq ft
 Outbuilding = 64.6 sq m / 695 sq ft (Excluding Shed)
 Total = 293.0 sq m / 3153 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 171057

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

