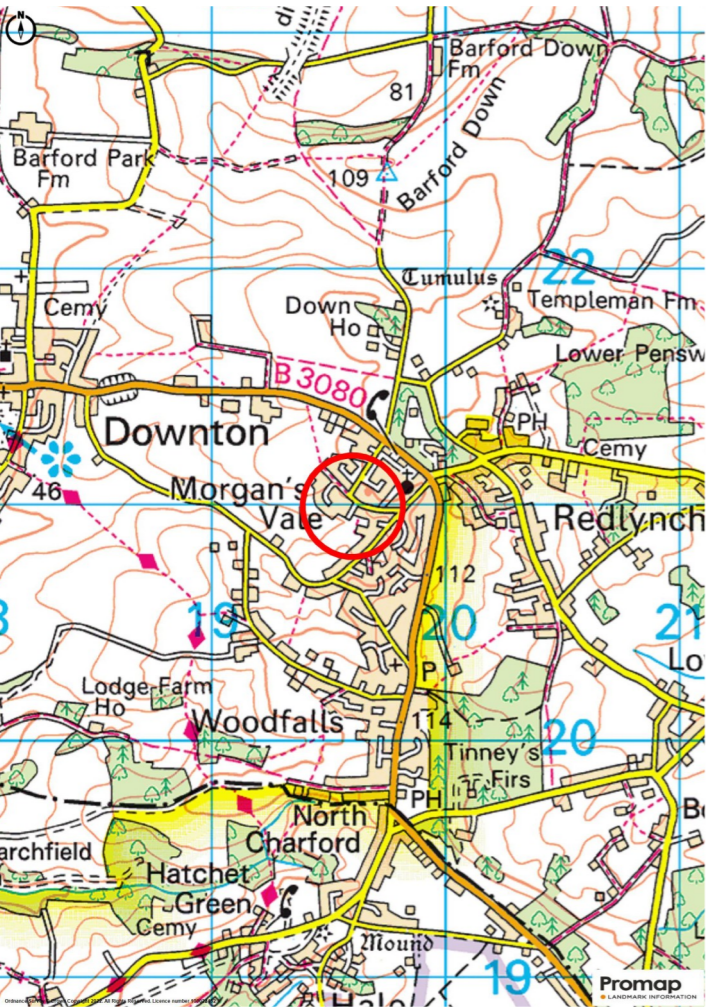


3 Appletree Close, Redlynch, Salisbury SP5 2JG



A spacious detached family home offering scope to update or extend (subject to planning).

Hall, cloakroom/WC, sitting room, dining room, kitchen/breakfast room, large utility room, 3 double bedrooms and bathroom/WC. Study. Garage and parking. Garden. EPC band D.

Guide Price: £450,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

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Outgoings: Council tax band: E Amount payable 2023/24: £2,565.98

Services: Mains water, electricity, gas and drainage.

Location: The property enjoys a quiet cul-de-sac location.

To locate from our offices in Fordingbridge, proceed in the direction of Salisbury on the A338 and when reaching Downton (approximately 5 miles) turn right at the traffic lights, continue through the village and ascend the hill in the direction of Redlynch and Woodfalls. After about 1½ miles, turn right into Appletree Road and at the T junction right again when Appletree Close will be found on your left hand side.

The village is convenient for access to a number of important centres. Salisbury to the north has a main line rail station for services to London (Waterloo). There is easy access to Cadnam to the south east via the B3080 (about 9 miles) for connecting to the M27/M3. Southampton is some 17 miles. The south coast, Bournemouth, Poole & Lymington within 25 miles. Local amenities include the Parish Church & Public House. There is a primary school at Morgans Vale and an excellent village store & Post Office at neighbouring Woodfalls. Downton has a number of local shops, a Supermarket & the Trafalgar Secondary School. Redlynch also lies within the Salisbury Grammar Schools catchment area.

The property, of traditional brick construction with tile hung and rendered elevations, provides well-proportioned accommodation and offers scope to update or extend (subject to planning) if desired.

Hall: Radiator. Stairs to first floor.

Cloakroom: WC. Pedestal washbasin. Built-in cupboard. Radiator.

Sitting room: Marble fireplace with gas fire fitted. Fitted alcove shelving. Radiator. Patio doors to garden.

Dining room: Radiator. Door to utility.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate 1 1/2 bowl sink. Space for fridge/freezer. Integrated electric double oven. Gas hob with extractor over. Space for dishwasher. Kickboard heater. Breakfast area: Radiator. Door to garden.

Utility room: Fitted with a range of base cupboards and wall units. Laminate work surfaces. Stainless steel sink. Space for washing machine and dryer. Door to undercover walk way leading to driveway, rear garden and study.

Stairs from hall to first floor landing:

Bedroom 1: Extensive fitted wardrobes, drawers and dressing table. Radiator.

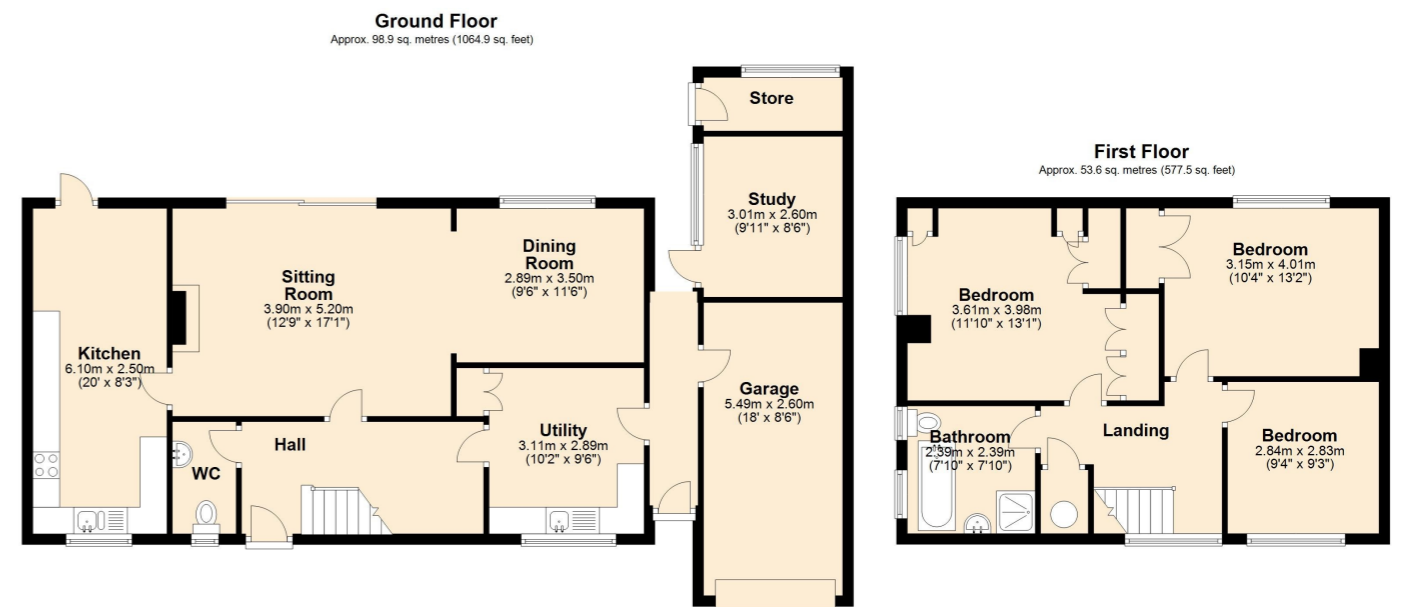
Bedroom 2: Fitted wardrobe housing gas fired combination boiler. Radiator.

Bedroom 3: Radiator.

Family bathroom: Panelled bath with electric shower over. Separate shower cubicle with electric shower. Pedestal washbasin. WC. Heated towel rail.

Outside: The property is approached over a tarmac driveway and leading to a **single garage** with electric roller door, the front garden is laid to lawn with established border planting. The attractive split level rear garden is laid mainly to lawn with a patio adjoining the property, established planting, a shed and potting shed.

Study: Power and light.



Total area: approx. 152.6 sq. metres (1642.3 sq. feet)