



Monterey House Paccombe, Redlynch, Salisbury, Wiltshire, SP5 2JJ

Guide Price £875,000 Freehold

A modern, detached house built in 2012 to a high standard together with double garage and office above, ample parking and a small paddock of two-thirds of an acre. Immaculate throughout.

Description

A modern, detached house built in 2012 to a very high standard, together with double garage with office above, ample parking and a paddock of two-thirds of an acre. The house itself extends to about 2,500 sq.ft. over three floors and offers a superb kitchen/dining room, double aspect sitting room with woodburning stove, study, five bedrooms, two en-suite shower rooms and family bathroom. Heating is via a ground source heat pump to underfloor heating on the ground and first floors, all the windows are double glazed and the property is offered in immaculate condition throughout. There is a heat recovery system and heating controls in each bedroom, as well as tv and phone points. Redlynch is a very popular village on the edge of the New Forest and local facilities are provided for in Woodfalls, with a village shop and post office, primary school in Morgans Vale and public houses at The Kings Head and The Woodfalls Inn. The neighbouring village of Downton provides further facilities including schooling, Co-op store, doctors' surgery and a cafe.

Entrance Hall

Tiled floor, stairs to first floor with understairs cupboard.

Cloakroom

Low level WC with concealed cistern and wash hand basin. Extractor fan, matching tiled floor.

Study

Sitting Room

Double aspect, double doors to rear, fireplace with woodburning stove and slate hearth.

Dining Room

Tiled floor, ceiling downlighters.

Kitchen

Extensive range of granite work surfaces with inset single bowl sink with mixer tap over, four ring hob, built-in oven, stainless steel cooker hood over, built-in fridge-freezer, built-in dishwasher, extractor fan.

Rear Lobby

Door to garden, tiled floor.

Utility Room

Work surface with space and plumbing for washing machine and further appliance space below. Single drainer sink unit, mixer tap, cupboard below, wall cupboards, further appliance space. Cupboard housing Greenline heat pump for ground source heating, controls and consumer units.

First Floor - Landing

Stairs to second floor, deep storage cupboard,.

Family Bathroom

Glass screened shower cubicle with thermostatic mixer shower, panel bath with shower attachment, low level WC with concealed cistern, wash hand basin with cupboards beneath, heated towel rail, tiled floor, extractor fan, ceiling downlighters.

Master Bedroom

Double aspect, range of built-in wardrobe cupboards, side tables and further overhead cupboards.

En-suite Shower Room

Glass fronted cubicle with thermostatic mixer shower, low level WC, wash hand basin with cupboards below, wall cupboards, heated towel rail, tiled floor. Extractor fan.

Bedroom Four

Double built-in wardrobe.

Bedroom Three

Double buiilt-in wardrobe.

Bedroom Two

Double aspect, double built-in wardrobe.

Second Floor

Bedroom Five

Two built-in storage cupboards, two Vellux windows.

En-suite Shower Room

Glass screened shower cubicle with thermostatic shower, low level WC and wash hand basin, strip light and shaver socket, extractor fan.

Outisde

The property is approached via a five bar gate leading to a large gravel driveway offering ample parking for numerous vehicles. Turning area to rear. The garden to the rear has a westerly aspect with a paved terrace, leading to lawn with borders, mature hedging and timber fencing. Beyond the garage, a wooden gate opens to a paddock which measures approximately two-thirds of an acre, enclosed by fencing and hedging. There is a double garage with an office above.

Outgoings

The Council Tax Band is 'G' and the payment for the year 2025/2026 payable to Wiltshire Council is £3842.40.

Services

Ground source heat pump to underfloor heating system, mains electricity, water and drainage.

Directions

From Salisbury take the A338 to Downton. Turn left at the traffic lights, proceed through The Borough and up Lode Hill through the traffic lights. On entering Paccombe, Monterey House can be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///pointed.twisting.harnessed](#)

Pacombe, Redlynch, Salisbury, SP5

Approximate Area = 2311 sq ft / 214.6 sq m

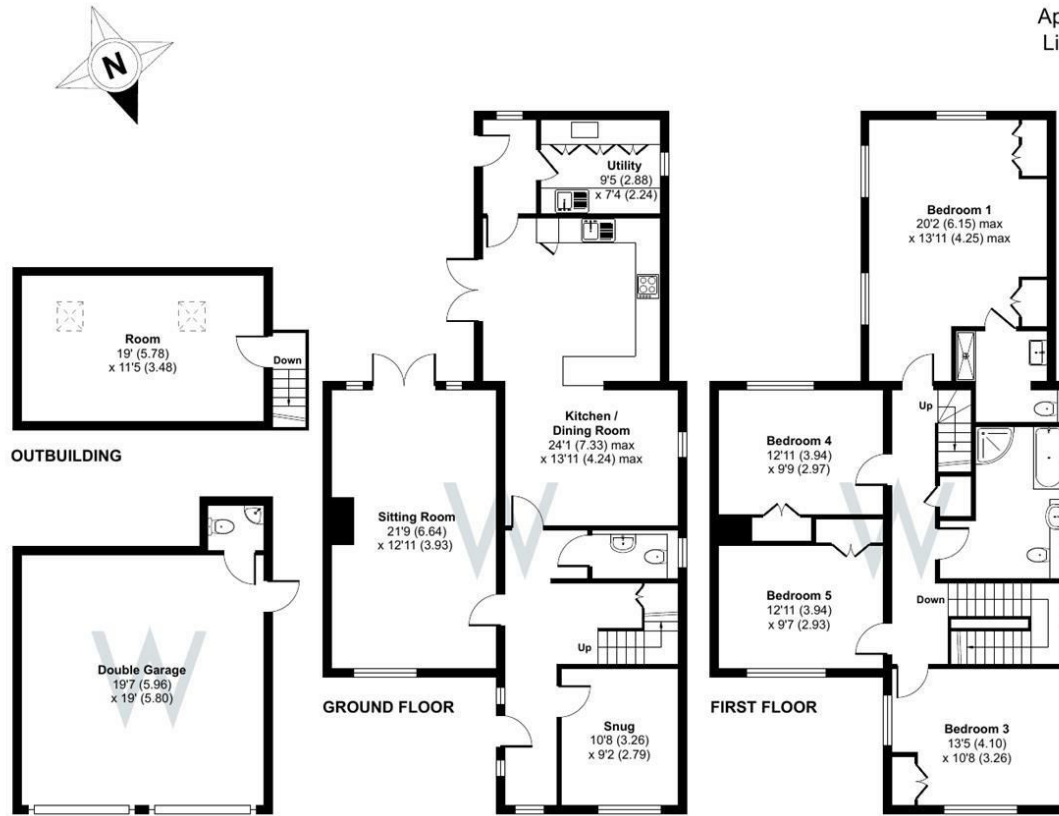
Limited Use Area(s) = 113 sq ft / 10.4 sq m

Garage = 388 sq ft / 36 sq m

Outbuilding = 217 sq ft / 20.1 sq m

Total = 3029 sq ft / 281.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for H W White Ltd. REF: 1268374

WHITES

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

WHITES

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