







Calmore Croft House, Salisbury Road, Calmore, Hampshire, SO40 2RQ

Nestled in an idyllic setting amidst open farmland, Calmore Croft House is a magnificent property that boasts breathtaking, far-reaching views across two acres of meticulously landscaped grounds.



- Splendid detached family home which dates from the late 1890's
- Two acres of superbly landscaped gardens together with a summer house
- Beautifully presented throughout with period features including high ceilings, fireplaces and original flooring
 - Idyllic and private setting with spectacular views across open farmland
- Five generous bedrooms • En-suite shower room and family bathroom • Stunning kitchen/family/dining room with bi fold doors • Second kitchen and utility room • Three elegant reception rooms
 - Ground floor shower room and guest cloakroom • Double garage and ample driveway parking



ACCOMMODATION

Nestled in an idyllic setting amidst open farmland, Calmore Croft House is a magnificent property that boasts breathtaking, far-reaching views across two acres of meticulously landscaped grounds. Dating back to the late 1890's, this home has been thoughtfully extended to create a spacious and resplendent country residence of approximately 4000 sq.ft., which skillfully blends traditional charm with modern elegance. The house is beautifully presented throughout featuring high ceilings, period fireplaces and original flooring that harmoniously integrate with its contemporary updates. Each room offers spectacular views of the surrounding farmland, ensuring privacy and a sense of seclusion that is truly unparalleled. Entered via a generous and welcoming reception hallway with a wood burning stove providing a charming focal point, the heart of this stunning home is the expansive, open-plan kitchen/family/dining room complete with a vaulted ceiling and bi-folding doors to the patio terrace that enhance its bright and airy feel. This space, designed for both culinary creativity and social gatherings, opens out to the serene gardens, offering a seamless connection with the outdoors and is complemented by a second kitchen/utility room. There are three well-proportioned reception rooms, two with feature fireplaces, and a guest cloakroom and convenient shower room to complete the ground floor.

The first floor displays five generous bedrooms with a range of fitted storage. The principal bedroom enjoys an en-suite shower room and superb feature bay window. The family bathroom and separate cloakroom serve the remaining bedrooms. Located away from the main thoroughfare, Calmore Croft House enjoys supreme privacy, while also benefiting from excellent transport links. Nearby roads provide easy access to Totton, Southampton, and London, making it convenient for commuting. This property is a perfect blend of pastoral beauty and accessibility, offering a luxurious yet comfortable lifestyle in a peaceful, rural setting.



SITUATION

The home is positioned within a short distance of local amenities including a public house, community centre, gym, shop and well-regarded local schooling. A play park and cricket ground can be found locally with Totton town centre less than three miles away offering a wider range of amenities. Calmore has easy access to some of the south coast's most well-known attractions including Beaulieu National Motor Museum and Exbury Gardens.

The picturesque New Forest small towns of Lyndhurst, Lymington and Brockenhurst are close by. The larger cities of Southampton and Winchester are also within easy reach. Junction 2 of the M27 is less than three miles away and provides fast road links to Southampton, Winchester and London. Southampton Parkway Station and Southampton Airport are approximately 10 miles away. Excellent schooling is available at nearby Bartley and Copythorne. Locally there are miles of beautiful walks and cycle rides into the New Forest National Park.

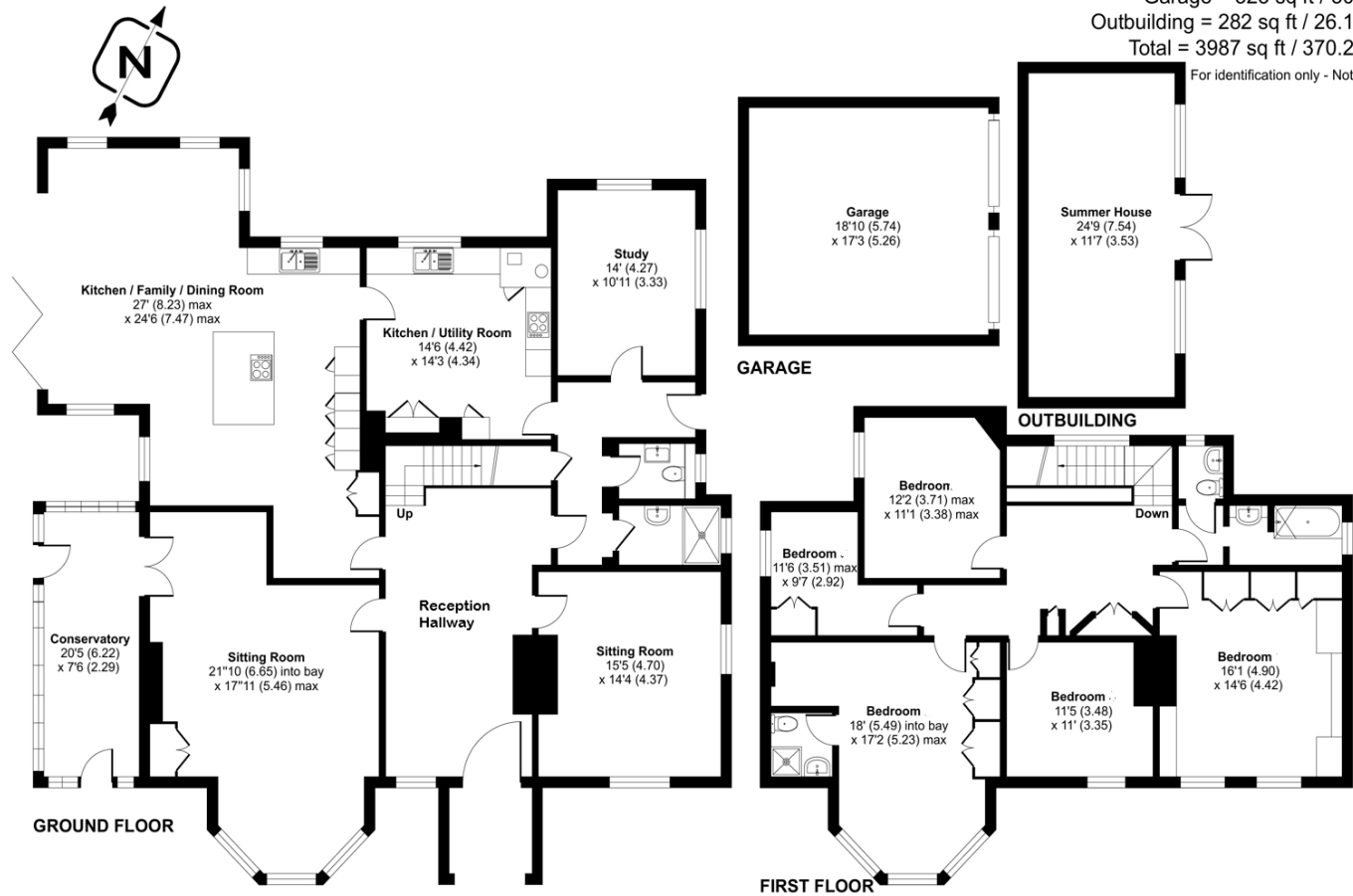






Approximate Area = 3382 sq ft / 314.1 sq m
 Garage = 323 sq ft / 30 sq m
 Outbuilding = 282 sq ft / 26.1 sq m
 Total = 3987 sq ft / 370.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF:





LOCAL AUTHORITY

New Forest District Council

COUNCIL TAX BAND

G

ASKING PRICE

£1,250,000

TENURE

Freehold (*Oil fired central heating and private drainage*)