







Lyndhurst Road, Landford, Salisbury, SP5 2AS

This impressive residence in the New Forest spans over 4000 square feet, featuring a fully self-contained annexe, perfect for multi-occupancy living.



- Impressive six bedroom family residence
- Versatile accommodation ideal for multi occupancy
 - Self contained annexe
 - Four reception rooms
- Heated swimming pool and fully insulated games/pool room with sauna
 - Situated within half a mile of the open forest
 - Extensive off road parking on the circular driveway
- Excellent schooling for all ages • Easy access to the A36 for commuters

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ACCOMMODATION

Upon entry, the spacious and stylish entrance hall introduces the home's luxurious feel, extending to five well-proportioned bedrooms, three with en-suite facilities. The home boasts four large reception rooms, a study, and is served by a well-equipped kitchen-breakfast room alongside a substantial utility room. Privacy is paramount with high curved brick walls and hedgerows shielding the property. At the rear, a heated swimming pool and paved sun terrace, complete with a pool room, sauna, and office space, offer a splendid leisure environment. Situated in Landford, the property lies within the catchment areas for Salisbury Grammar Schools and a top-rated village Primary School. Its location provides excellent commuter links via the M27 and A36, and is just steps from the vast expanses of the New Forest, presenting a perfect blend of convenience and rural charm.



SITUATION

Landford is an attractive village and civil parish situated on the Hampshire Wiltshire border equidistant from Southampton and Salisbury enjoying New Forest National Park status. Straddling the A36 the village features a wealth of amenities, many of which are only acquainted by locals.

There is a choice of immediate public houses, a village primary school, excellent shop and Post Office providing a surprisingly diverse range of products and proximity to the stunning New Forest countryside.

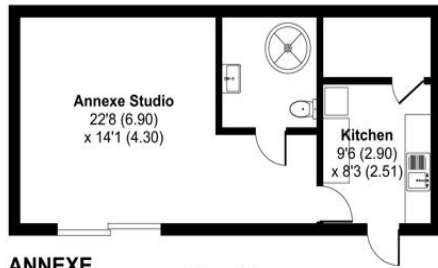
Its appeal has been enhanced in recent years by its excellent commuter access and its catchment to the popular Salisbury Grammar Schools which has subsequently attracted a more diverse community yet retaining its friendly and sociable atmosphere.



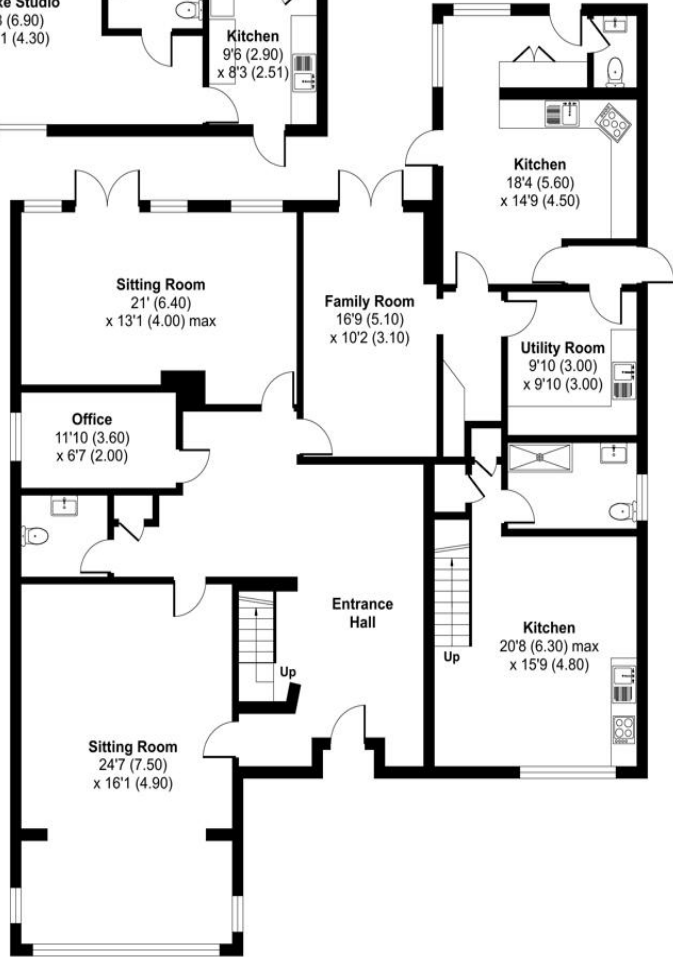


Approximate Area = 3947 sq ft / 366.7 sq m
 Limited Use Area(s) = 34 sq ft / 3.2 sq m
 Annexe = 442 sq ft / 41 sq m
 Total = 4423 sq ft / 410.9 sq m

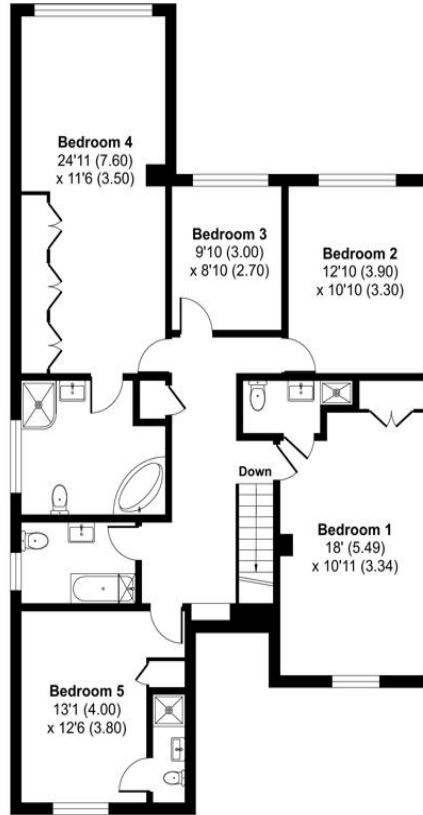
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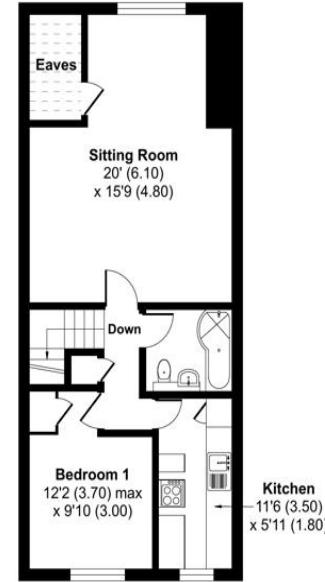
ANNEXE



GROUND FLOOR



FIRST FLOOR 1



FIRST FLOOR 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(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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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1123524





LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band G

ASKING PRICE £1,195,000

TENURE

Freehold

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