



Beech Grange, Landford, Salisbury, Wiltshire, SP5 2AL



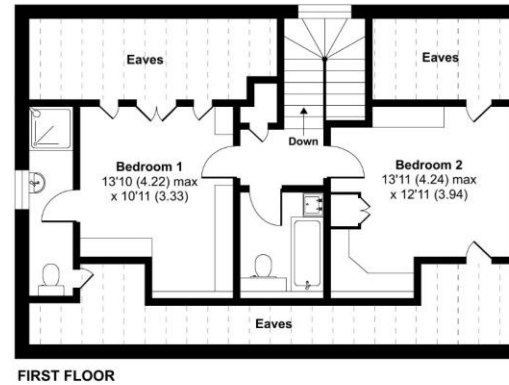
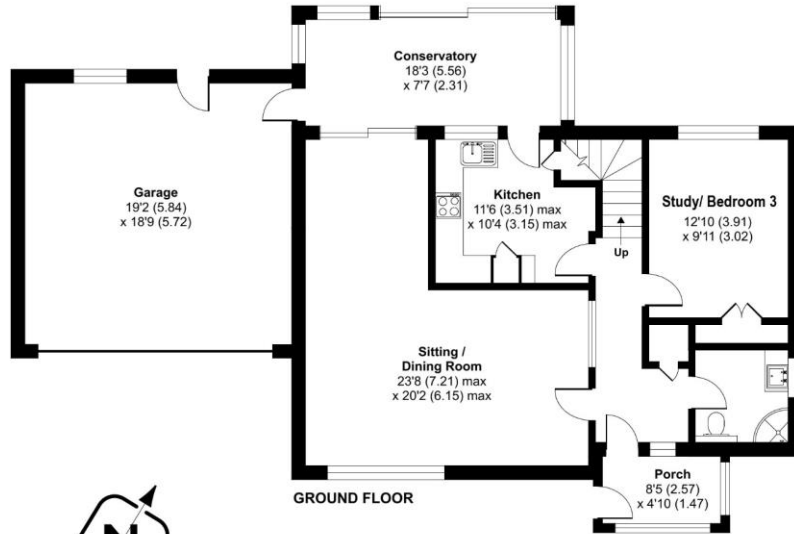
ACCOMMODATION

Benefitting from a delightful corner position providing generous sunny gardens exceeding $\frac{1}{4}$ acre, this exceptionally spacious three-bedroom chalet home is situated in this quiet residential cul de sac located within the heart of the well regarded New Forest village of Landford. Enjoying close proximity to many of the traditional amenities available in the village, this property also features a substantial conservatory which can be utilised as an all year-round reception room whilst providing attractive views over the impressive garden. Untypical for this development this home benefits from a double garage with automated roll top door providing exceptional storage space and additional generous parking. Within the last seven years the stylish kitchen, now with high quality Bosch integrated appliances, has been modernised. A study which can also be used as a third bedroom completes the downstairs accommodation. The first floor has two well-proportioned bedrooms, where the principal benefits from both built-in storage and an en-suite shower room. The second bedroom also has built-in storage and is served by a family bathroom. The gardens are a real feature, secluded by mature trees, shrubs and hedgerow, beautifully maintained with ornamental wooden bridges arching over a Calvert and a vast array of shrubs, trees, and a feature sun patio adjacent to the house.

Approximate Area = 1523 sq ft / 141.5 sq m
 Limited Use Area(s) = 290 sq ft / 27 sq m
 Garage = 360 sq ft / 33.4 sq m
 Total = 2173 sq ft / 201.9 sq m
 For identification only - Not to scale



Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 71 | |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Charters Estate Agents Limited. REF: 859836



SITUATION

The village of Landford lies equi-distant between Salisbury and Southampton on the fringes of the New Forest National Park. Landford enjoys a friendly sociable community with a range of local amenities including a post office, local convenience store, village hall, recreation area, public house and well-regarded village primary school. Furthermore, its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery. Although it is a delightful rural location, Landford is perfectly placed for commuting and lies within the catchment area for the excellent Salisbury Grammar schools.



SPECIFICATION

- Three-bedroom chalet house
- Secluded ¼ acre mature gardens
- Main bedroom with en-suite
- Conservatory providing a further reception room
- Peaceful cul de sac location in New Forest village
- Double garage and parking for multiple vehicles
- Close to all village amenities
- Double glazing and gas central heating

LOCAL AUTHORITY

Wiltshire Council
Council Tax Band: E

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold

Additional Maintenance Charge: Solar panel rebate £100-300 approx. per quarter

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.