



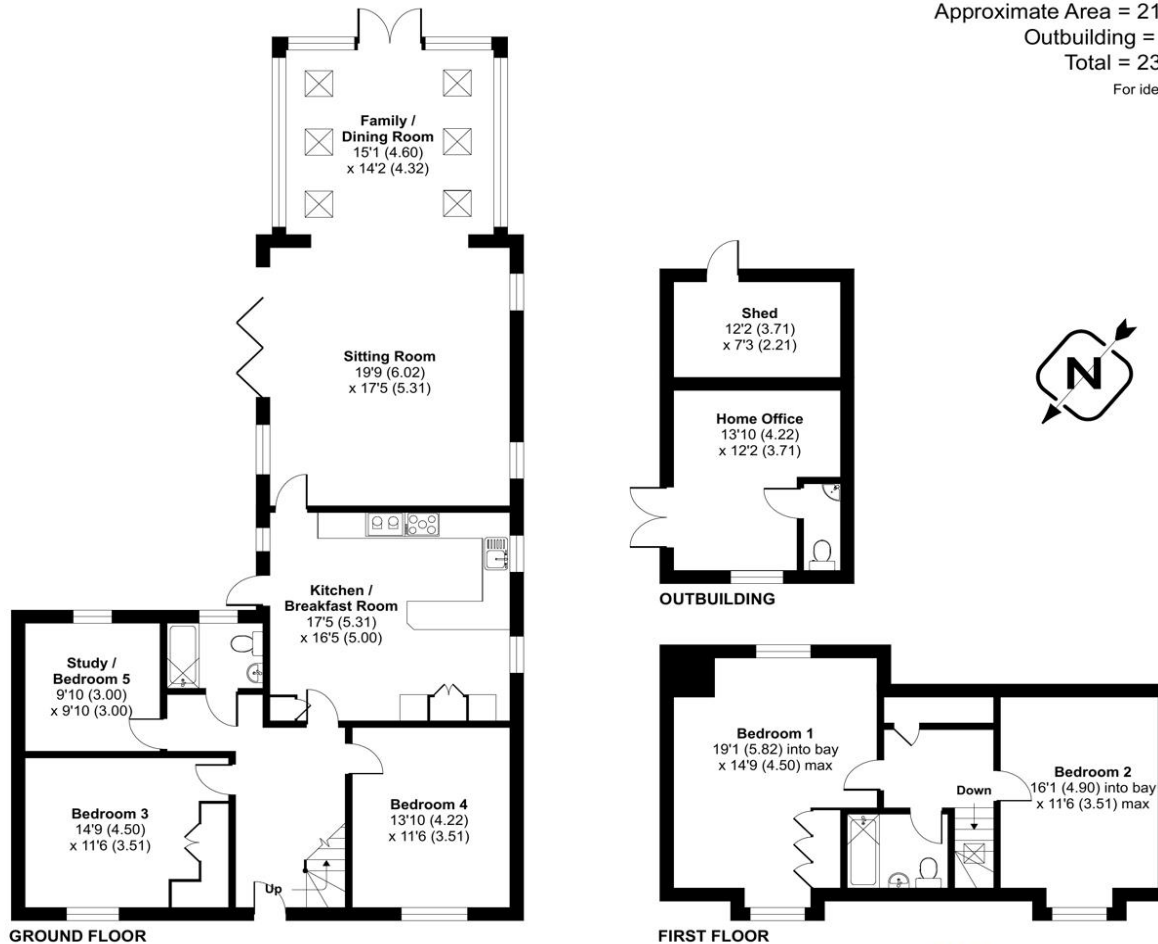
Campanilla, Sherfield English Road, Landford, Salisbury, Wiltshire, SP5 2BD



ACCOMMODATION

Nestled in the picturesque Wiltshire village of Landford, this beautifully extended and improved four-bedroom detached family home offers an idyllic setting for modern living. Perfectly positioned near Salisbury, Romsey, and the stunning New Forest National Park, the property blends village charm with convenient access to nearby amenities. Thoughtfully re-designed, the home now boasts a spacious and versatile layout, ideal for growing families seeking a tranquil yet connected lifestyle. On the ground floor, a large and welcoming entrance hall leads to the well-proportioned living spaces. The front of the home hosts two generous bedrooms and a study that can easily serve as a fifth bedroom if desired. There is also a family bathroom with modern fitting adding comfort and convenience for the whole family. The heart of the home lies in the expansive kitchen/breakfast room, fully equipped with an AGA, Rangemaster oven/hob, dishwasher, double oven, and ample storage. The 19'9 ft x 17'5 ft sitting room seamlessly merges with a stunning family/dining room, enhanced by bi-fold doors, a log-burning stove with exposed brickwork, and an impressive vaulted ceiling. Six Velux windows and extensive glazing flood the dining room with natural light, offering calming views of the rear garden. Upstairs, the first-floor features two well-proportioned double bedrooms, both served by a contemporary family bathroom. The principal bedroom benefits from fitted storage and a Juliet balcony that overlooks the private rear garden, providing a peaceful retreat. Externally, the property offers ample driveway parking and side access leading to a large outbuilding, which has been thoughtfully divided into a home office/gym with a cloakroom, as well as a storage area for garden machinery. The generous garden is predominantly laid to lawn, complemented by new composite decking and woodland beyond, creating a perfect outdoor sanctuary and enjoying a high degree of privacy.

Approximate Area = 2121 sq ft / 197 sq m
 Outbuilding = 269 sq ft / 25 sq m
 Total = 2390 sq ft / 222 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	70	80
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1175445



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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

- Exceptional four/five-bedroom detached house
- Popular village location
- Beautifully presented living accommodation
- En-suite bathroom and Juliet balcony to the main bedroom
- Generous kitchen/breakfast room
- Open-plan sitting room and dining/family room
- Large private rear garden with home office
- Driveway parking for multiple vehicles



LOCAL AUTHORITY

Wiltshire County Council

Council Tax Band E

ASKING PRICE £795,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.