







## Southampton Road, Landford, Salisbury, Wiltshire, SP5 2BE

*Bramble Cottage occupies the most stunning setting, surrounded by farmland in an area of outstanding natural beauty and enjoying an excellent position in the popular village setting of Landford.*



- Substantial home in a stunning setting, surrounded by farmland
  - Situated in the popular village of Landford
- Well-proportioned accommodation throughout • Feature oak finishes and doors
- Landscaped gardens of over an acre • Impressive kitchen/breakfast room and separate utility room
- Three generous reception rooms • Three luxury bathroom suites • Indoor heated swimming pool
  - Detached oak framed triple bay garage with adjoining workshop and substantial parking



## ACCOMMODATION

Nestled in the breathtaking Landford village, Bramble Cottage is a picturesque residence set amidst in excess of an acre of enchanting gardens, embraced by the splendour of outstanding natural beauty. With over 3,200 square feet of living space, the cottage has undergone extensive renovation, enhancing the social flow of the rooms and offering mesmerizing views of the surrounding farmland from every angle. The accommodation comprises three spacious bedrooms, each boasting a luxurious en-suite bathroom. Additionally, the home features three generous reception rooms, including a delightful sitting room that seamlessly connects to the double-aspect sunroom, adorned with a roof lantern. A heated indoor swimming pool adds an extra touch of luxury to this remarkable property. The gardens are a true delight, featuring expansive lawns, vibrant flowerbeds, and thriving shrubs. A detached garage with three vehicle bays and an adjoining workshop enhances the property's practicality and versatility. Furthermore, up to an additional 23 acres of versatile paddock land ideal for either agricultural or equestrian pursuits are available subject to separate negotiation. Conveniently located, Bramble Cottage enjoys close proximity to Landford's amenities, including a garden centre, local shops, pubs, and a village primary school. Easily accessible via the A36 and A27, this hidden gem offers a rural lifestyle with excellent commuter links to Salisbury, Southampton, and Romsey, making it an idyllic and well-connected retreat for its fortunate residents.




## SITUATION

The highly desirable New Forest village of Landford is renowned for its wealth of recreational and cultural amenities, with excellent schooling for all ages at the reputable New Forest Primary School with an outstanding Ofsted grade nearby, private schooling consists of Hampshire Collegiate, King Edwards VI, Chaffyn Grove and Godolphin, all in close proximity and the property lies within catchment of the Salisbury Grammar Schools.

Landford enjoys a friendly sociable community with a range of local amenities including a post office, convenience store, village hall and public house. Furthermore, its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery with the popular Hampworth Golf and Country Club just a few minutes' drive away. Although it is a delightful rural location, Landford is perfectly placed for commuting with easy access to Salisbury, Southampton, and via the New Forest to Bournemouth.

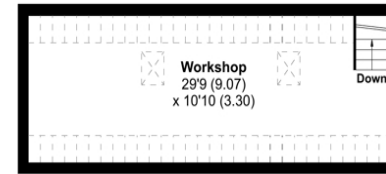




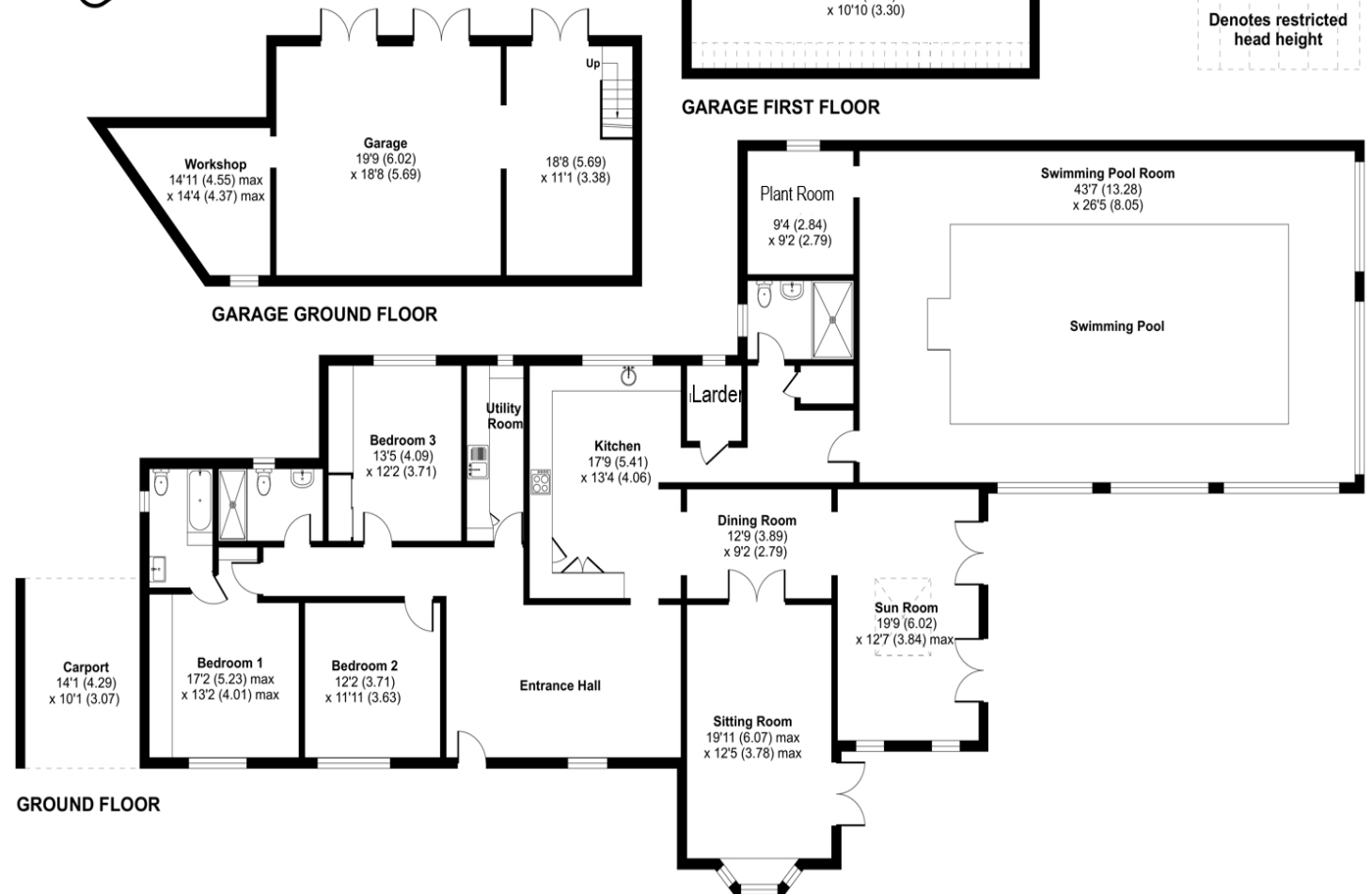
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Area = 3297 sq ft / 306 sq m (excludes garage & carport)  
 Limited Use Area(s) = 114 sq ft / 10 s  
 Total = 3411 sq ft / 316 s

For identification only - Not to



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 938901





**LOCAL AUTHORITY**

Wiltshire County Council  
Council Tax Band: F

**ASKING PRICE**

£950,000

**TENURE**

Freehold

**AGENT NOTES**

Private treatment plant for drainage  
Private water supply via garden centre  
Oil-fired central heating