

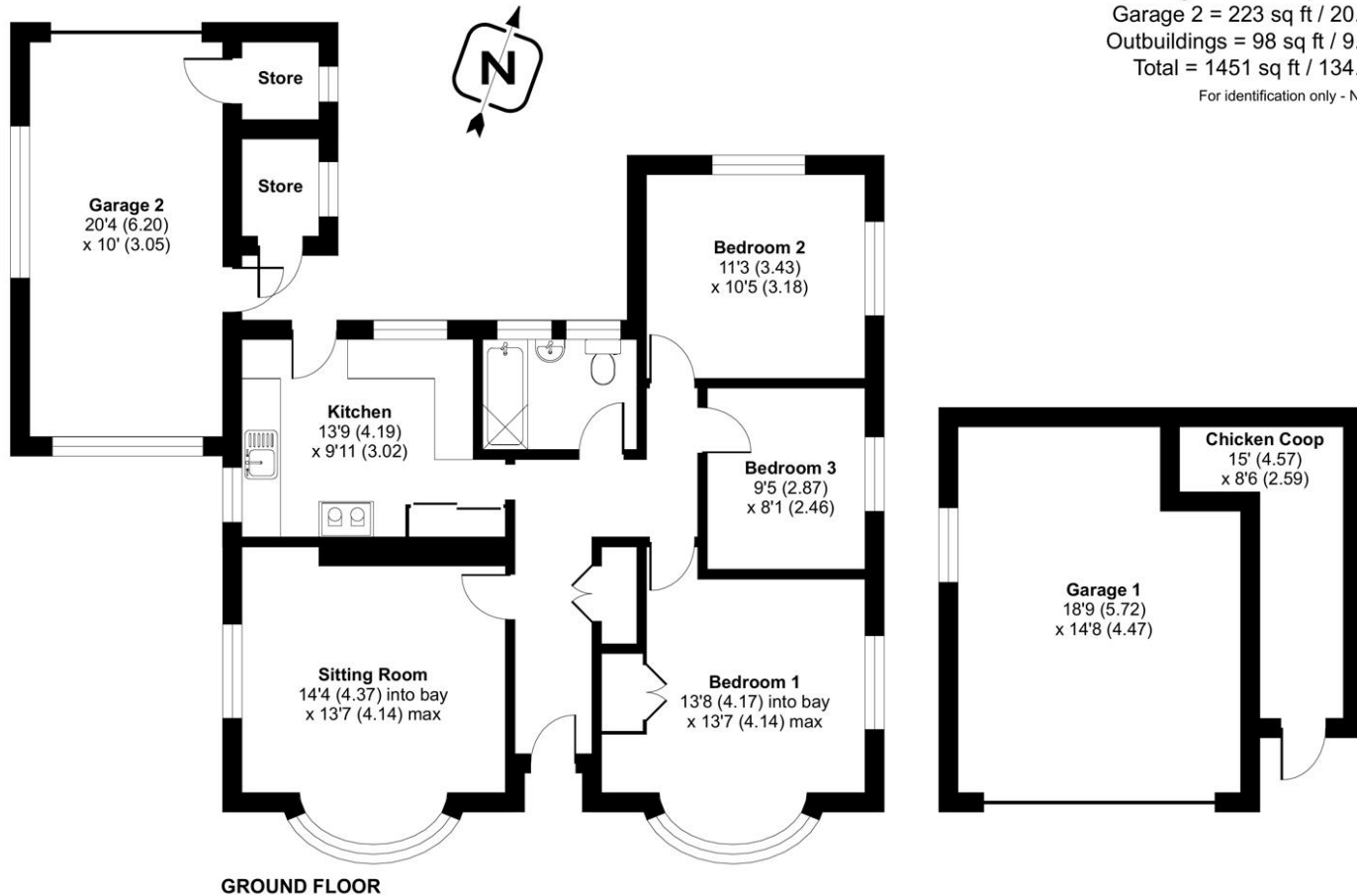




ACCOMMODATION

Offered to the market with no onward chain, Sandyrood presents a unique opportunity for a delightful home set on a substantial plot of approximately 0.37 acres, with breath-taking panoramic views of the picturesque countryside. Nestled in the coveted locale of Landford, this residence enjoys proximity to exceptional local schools, including two outstanding Grammar schools in Salisbury, and is near to the sought-after market town of Romsey. This captivating three-bedroom bungalow offers an expansive plot with scope for potential extension, subject to local planning permissions. Upon entering, a spacious hallway grants access to all main living areas. The front-facing sitting room is bathed in natural light, featuring a bay window and an inviting open fireplace. Across the hall, the master bedroom boasts its own bay window, while the well-appointed kitchen provides garden access. Three bedrooms are serviced by a family bathroom. Recent renovations include new windows and a septic tank. Approached through a set of large wooden gates, ensuring privacy, a newly landscaped driveway provides ample off-road parking. The property includes two garages—one attached to the bungalow's corner and the other detached. The mature garden is a serene oasis, featuring manicured lawns, lush planted borders, captivating specimen trees and shrubs, and a meandering stream that enhances the overall tranquility of the grounds. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

Approximate Area = 872 sq ft / 81 sq m
 Garage 1 = 258 sq ft / 24 sq m
 Garage 2 = 223 sq ft / 20.7 sq m
 Outbuildings = 98 sq ft / 9.1 sq m
 Total = 1451 sq ft / 134.8 sq m
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1029903

SITUATION

Landford is an attractive village and civil parish which exudes a warm and welcoming community spirit, situated on the Hampshire Wiltshire border equidistant from Southampton and Salisbury. 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. Moreover, its adjacency to the sprawling New Forest provides an ideal backdrop for idyllic pursuits like dog walking and cycling amidst stunning natural landscapes.



SPECIFICATION

- Three-bedroom bungalow
- No onward chain
- Good size plot with stunning views
- Off street parking for multiple cars
- Gated entrance
- Oil fired heating

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band E

GUIDE PRICE

£535,000

TENURE

Freehold