



New Road, Landford, Salisbury, Wiltshire, SP5 2AZ





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This exquisite double-fronted period home is a true gem nestled in the highly desirable village of Landford, bordering the enchanting New Forest National Park.



- Double fronted period house • Period features • Four bedrooms
- Set on an acre plot • Stables • Sought after location • Edge of the New Forest

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ACCOMMODATION

This exquisite double-fronted period home is a true gem nestled in the highly desirable village of Landford, bordering the enchanting New Forest National Park. It enjoys convenient proximity to the vibrant market towns of Romsey and Salisbury, offering an array of amenities and excellent educational options. Sitting on a sprawling acre of land, this property is a haven for nature enthusiasts, providing ample garden space for a serene escape from the everyday hustle and bustle. The house itself seamlessly marries its Victorian heritage with modern enhancements, resulting in a harmonious living environment. At the front, you'll find abundant parking spaces and meticulously maintained front gardens that make a striking first impression. Upon entering, a grand and welcoming hallway greets you, leading to a spacious living room and an additional formal dining room or second reception room adorned with charming period features. The kitchen is flooded with natural light and opens into a generous seating and dining area. A convenient boot room leads to a well-appointed utility room. Upstairs, the property continues to impress with four bedrooms, including a master bedroom that offers a luxurious retreat complete with a capacious walk-in wardrobe/dressing room and an en-suite bathroom. Additionally, there is a generously sized family bathroom to serve the remaining bedrooms. Brackenwood is a splendid family residence set within nearly one acre of meticulously maintained grounds, making it an exceptional and sought-after property in the idyllic



SITUATION

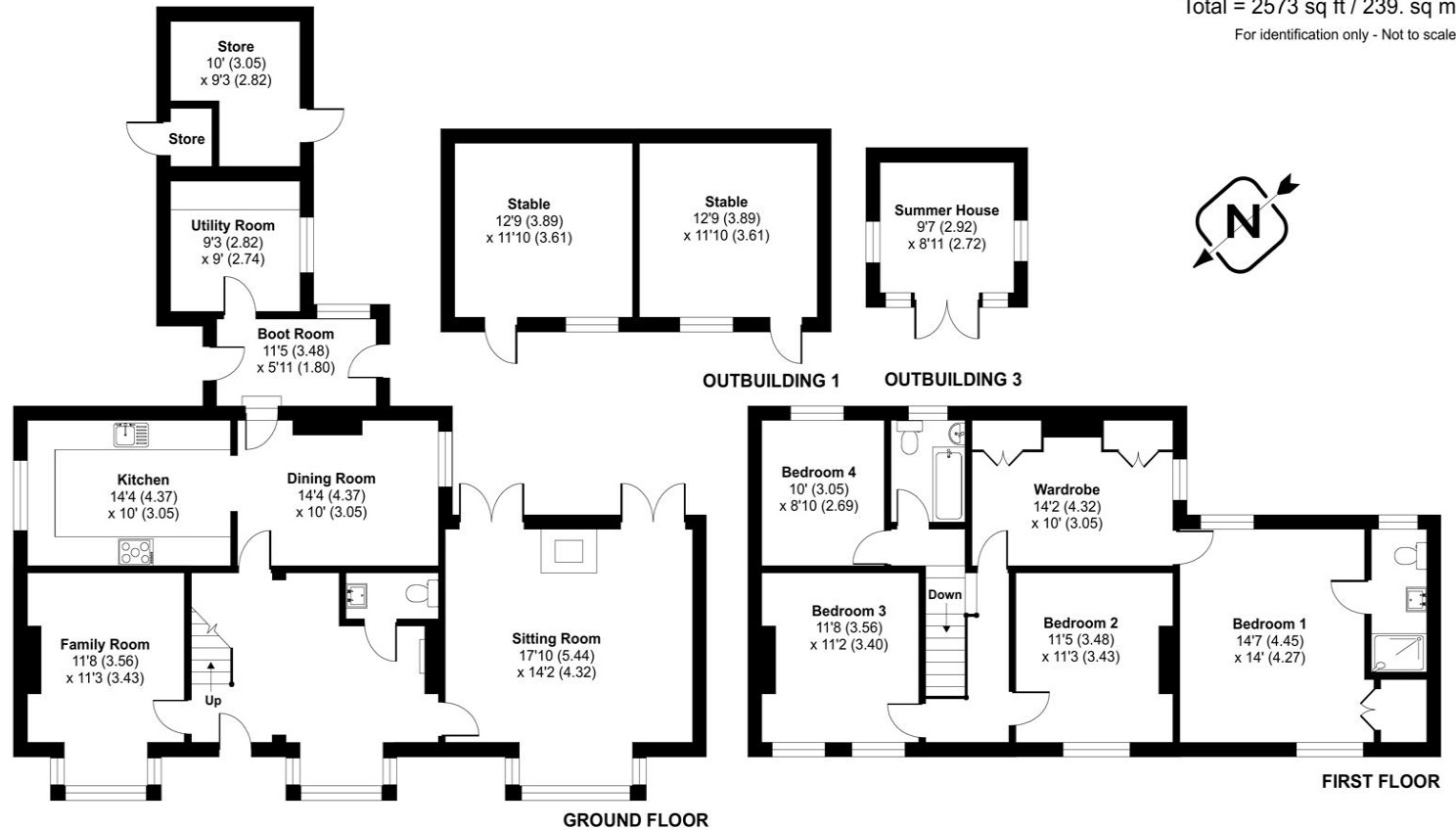
Landford is an attractive village and civil parish situated on the Hampshire Wiltshire border equidistant from Southampton and Salisbury enjoying New Forest National Park status. Straddling the A36 the village features a wealth of amenities, many of which are only acquainted by locals. There is a choice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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2080 sq ft / 193.2 sq m
 Outbuilding = 493 sq ft / 45.7 sq m
 Total = 2573 sq ft / 239. sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 1031806





LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,100,000

TENURE

Freehold