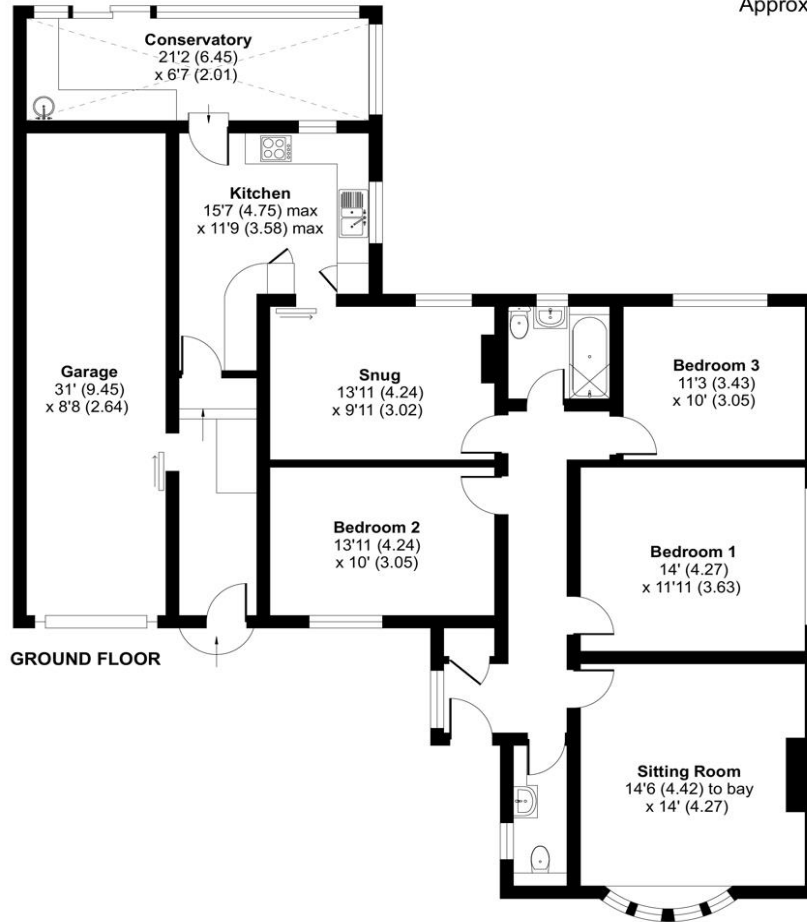






ACCOMMODATION

Nestled within the picturesque village of Landford, this charming three-bedroom detached bungalow presents an idyllic retreat boasting a delightful position and plot. Upon arrival, you'll be greeted by a generously sized frontage, providing ample off-road parking along with a convenient garage. There are two front entrances to the property, enhancing versatility. Stepping inside, the residence unveils its spacious layout, offering three well-proportioned bedrooms. To the front aspect is an inviting sitting room, adorned with a bay window and centred around a fireplace. Adjacent, a separate guests cloakroom provides convenience. The three bedrooms are found from the hallway, all of which are served by the family bathroom. The kitchen can either be accessed from the first entrance of the home, or via the snug, a second reception room which could be used as a separate dining room. To the rear of the property, a light and airy conservatory awaits, with views across the rear garden and fields beyond. Outside, the enchanting south-westerly facing garden invites you to unwind amidst lush established greenery and a well-maintained lawn, providing a serene backdrop. While this residence exudes charm and character, it presents a unique opportunity for modernisation, allowing you to create a bespoke property within the quaint village of Landford.



Approximate Area = 1435 sq ft / 133.3 sq m
 Garage = 273 sq ft / 25.3 sq m
 Total = 1708 sq ft / 158.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1103328



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.



SPECIFICATION

- Charming three-bedroom detached bungalow in Landford village
- Generous frontage with ample off-road parking and garage
- Two front entrances enhance versatility
- Spacious layout with inviting sitting room and fireplace
- Three bedrooms served by family bathroom
- Light conservatory overlooks rear garden and fields

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band E

GUIDE PRICE

Asking Price £650,000

TENURE

Freehold