



Whitehorn Drive, Landford, Salisbury, Wiltshire, SP5 2AX





## ACCOMMODATION

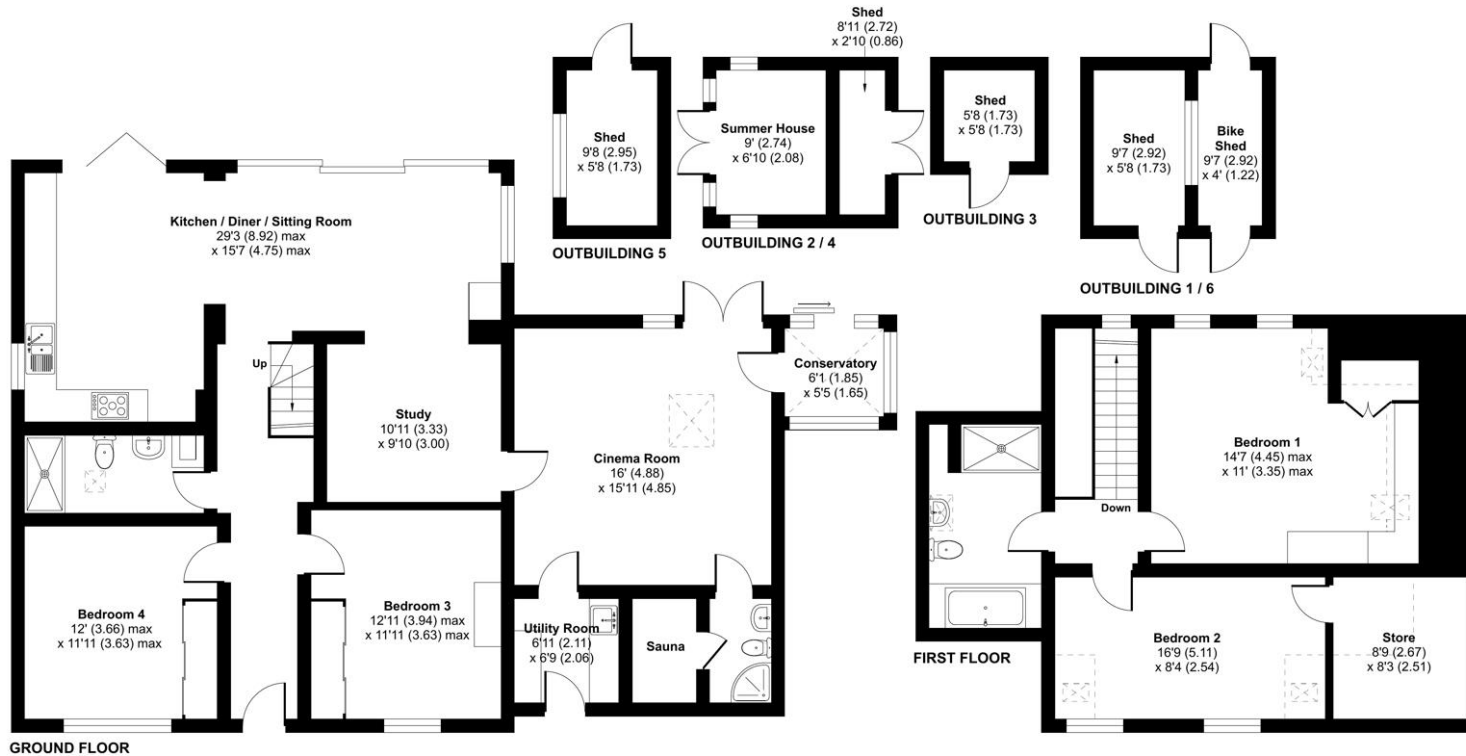
This stunning detached modern home exudes charm and elegance. Nestled within beautifully landscaped and secluded gardens in the heart of Landford village, it offers a serene retreat just moments away from the expansive New Forest National Park and local amenities. Forest View is a contemporary renovation and benefits from all the requisites of modern living, including an open-plan layout and superb natural light throughout, showcased by the floating staircase, oversized aluminium windows, combining sliding and bi folding doors for easy access to the garden. The focal point of the home is its inviting double aspect kitchen/dining/sitting room, boasting top-of-the-range fittings and electric underfloor heating, together with a feature woodburning stove, ideal for social gatherings.

The pièce de résistance is the versatile cinema/ media room with an adjoining shower room and sauna, which could easily be converted to a ground floor annex, with a convenient utility room. With four double bedrooms, two on the ground floor, which are served by a generous shower room, offering versatility and the option for more reception rooms if required, the home adapts effortlessly to various lifestyle needs. The first floor displays two further bedrooms served by the main bathroom and includes generous storage. Embracing versatility, Forest View caters to comfortable living and easy access to the garden for, couples or families and those seeking both primary and secondary residences. The private rear garden includes a summer house and a number of sheds, ideal for storage. To the front of the property, there is substantial parking providing convenience and practicality, completing this exceptional property.



Denotes restricted head height

Approximate Area = 1986 sq ft / 184.5 sq m  
 Limited Use Area(s) = 103 sq ft / 9.5 sq m  
 Outbuildings = 269 sq ft / 24.9 sq m  
 Total = 2358 sq ft / 218.9 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). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1077472



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	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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.





#### **SPECIFICATION**

- Stunning detached, contemporary home
- Sought-after village location on the edge of the New Forest National Park
- Open-plan kitchen/dining/sitting room with study area
- Utility room
- Impressive cinema/media room
- Sauna and en-suite shower room
- Four double bedrooms
- Family bathroom and ground floor shower room
- Private, landscaped gardens with summer house and sheds
- Substantial driveway parking

#### **LOCAL AUTHORITY**

Wiltshire County Council

Council Tax Band – E

#### **ASKING PRICE**

Offers IEO £800,000

#### **TENURE**

Freehold