



Pound Hill, Landford, Salisbury, Wiltshire, SP5 2AA



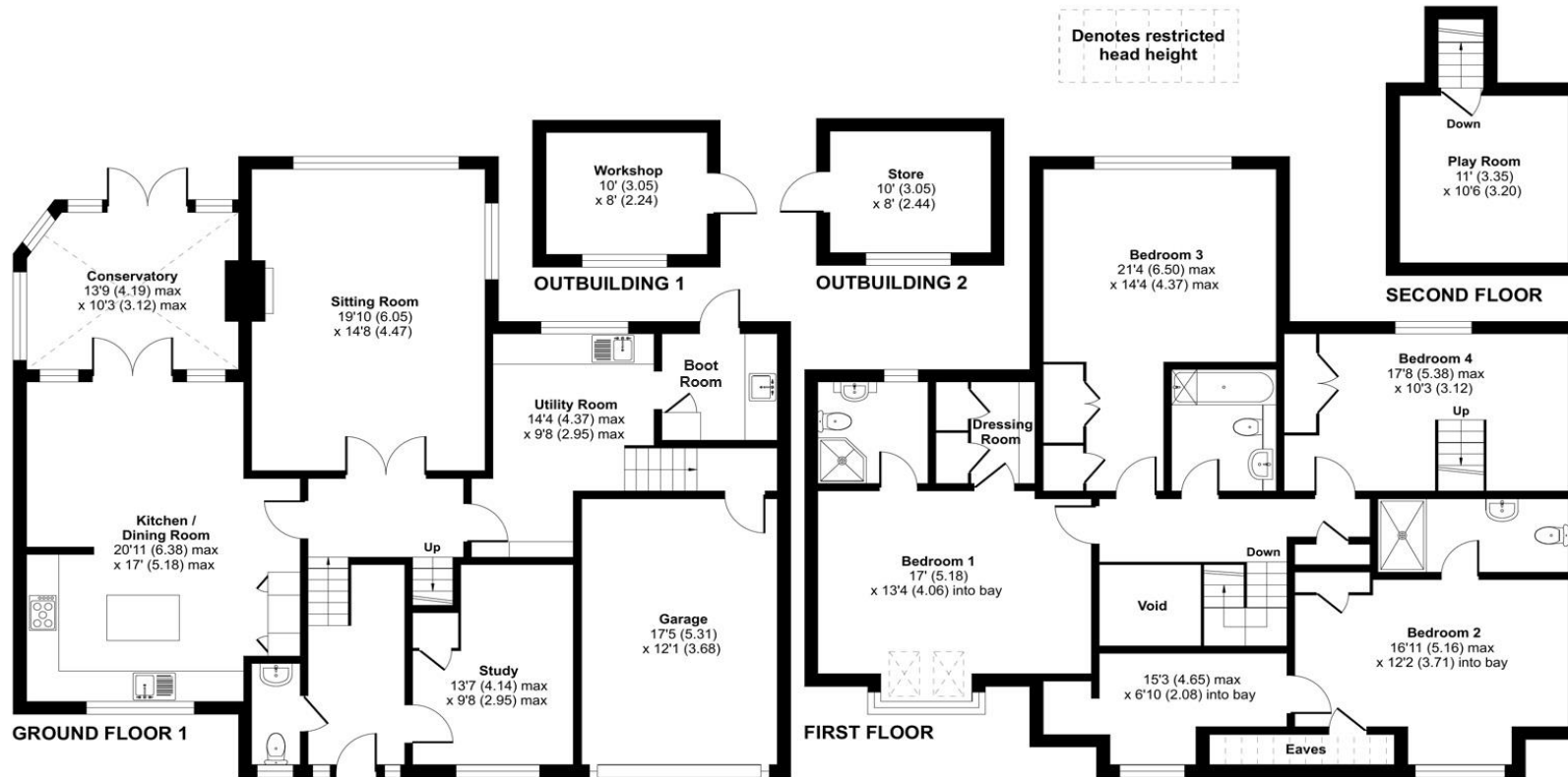
ACCOMMODATION

This spacious family residence is located in the sought-after New Forest village of Landford, offering both privacy and elevation. Upon entering, you are greeted by a stunning central oak staircase and gallery landing, setting a magnificent tone for the rest of the home. The layout features split levels, adding depth and character to the space. The property boasts four generously sized double bedrooms, each equipped with fitted wardrobes or storage. The principal bedroom is particularly luxurious, featuring not only an ensuite but also a dressing room. The heart of the home is the open-plan kitchen/dining room, which includes a central island and a range of integrated appliances. French doors open onto a part brick conservatory, expanding the living space and providing a cosy additional reception area. The sitting room benefits from a dual aspect, allowing ample natural light to flood the space, and is enhanced by a feature fireplace, adding warmth and charm. A significant upgrade includes transforming a large utility room into a second kitchen area, complemented by a convenient boot room with stairs leading down to the integral garage, complete with a remote roller door. Outside, the property sits on a mature plot spanning over a fifth of an acre. A gated frontage leads to an extensive block-paved driveway, while sculpted red brick borders add to the property's curb appeal. The enclosed rear garden offers multiple seating areas, well-maintained lawns, two timber sheds, and a variety of mature shrubs and trees, including an impressive old Walnut tree, adding to the property's natural beauty and charm.



Approximate Area = 2743 sq ft / 254.8 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Garage = 213 sq ft / 19.7 sq m
 Outbuildings = 160 sq ft / 14.8 sq m
 Total = 3149 sq ft / 292.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1092226



SITUATION

The village of Landford lies equidistant between Salisbury and Southampton on the fringes of the New Forest National Park. Landford enjoys a friendly sociable community with a range of local amenities including a post office, local convenience store, village hall, recreation area, public house and well-regarded village primary school. Furthermore, its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery. Although it is a delightful rural location, Landford is perfectly placed for commuting and lies within the catchment area for the excellent Salisbury Grammar schools.



SPECIFICATION

- Four-bedroom detached home
- Plot spanning approx. 1/5 of an acre
- Open-plan kitchen/diner with kitchen island
- Separate utility and boot room
- Downstairs study/home office
- Conservatory
- Family bathroom and two ensuite shower rooms
- Second floor playroom
- Enclosed rear garden with terrace area
- Integrated garage and plenty of driveway parking

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band: G

PRICE

Offers in Excess of £800,000

TENURE

Freehold