



Landford Wood, Salisbury, Wiltshire, SP5 2ES

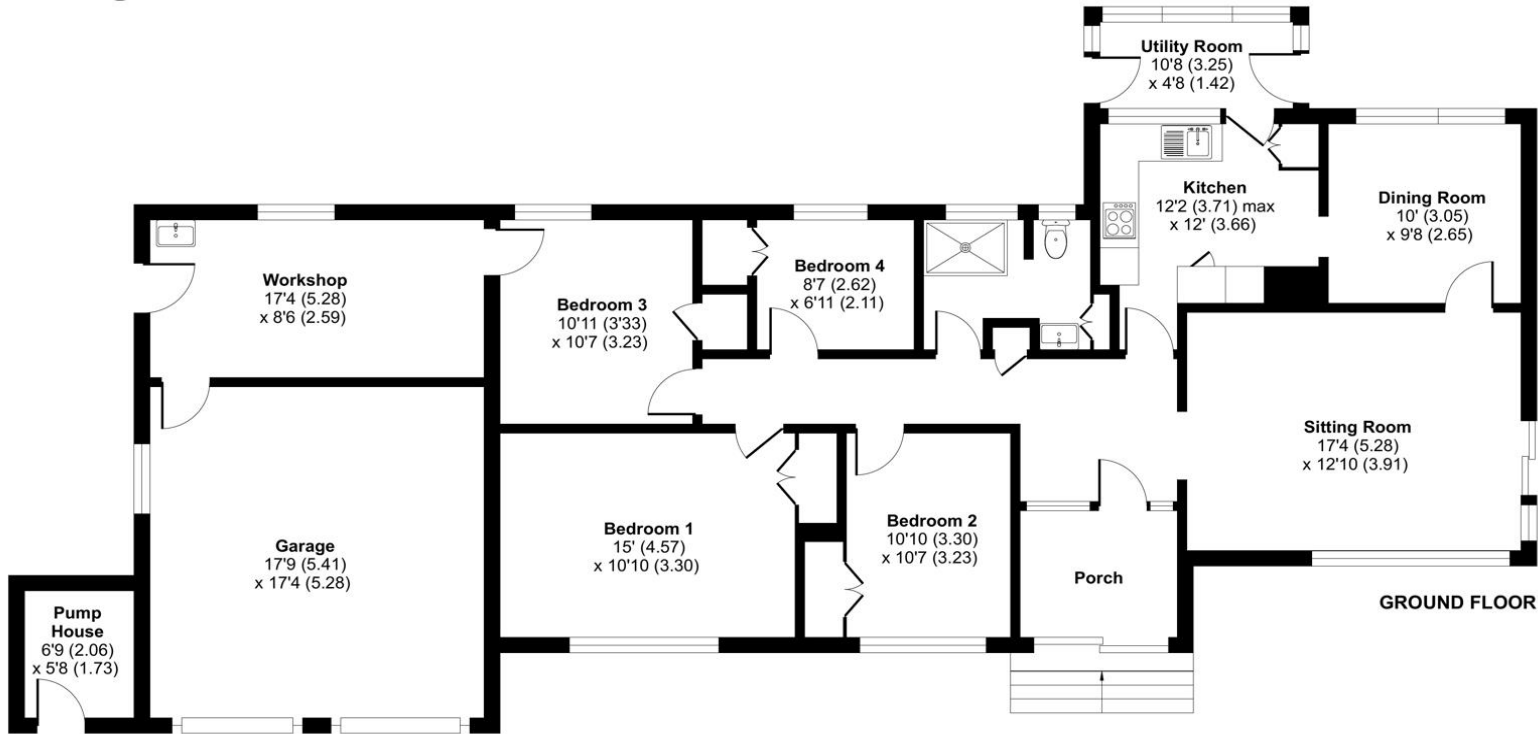


## ACCOMMODATION

Ranchlands is an impressive bungalow nestled within a secluded, delightfully landscaped garden that spans approximately 1/3 acre. This home is distinguished by its bright and airy interiors, thanks to large picture windows and several rooms that feature dual or triple aspects, allowing ample natural light to flood the space. The property comes equipped with practical amenities, including a double integral garage and an outdoor swimming pool set within the private gardens, perfect for relaxation and entertainment. While some areas of the home may benefit from updating, the residence offers well-proportioned rooms, including two versatile reception rooms that cater to a variety of lifestyle needs and a kitchen complemented by a separate utility room. The bedrooms are served by the large shower room. Externally there is a double garage and a spacious workshop. The mature gardens feature a variety of shrubs and borders with a large area of lawn and patio terrace, ideal for al fresco socialising. Positioned discreetly in a tranquil, sought-after hamlet that boasts National Park status, Ranchlands ensures a high degree of privacy and seclusion. Additionally, its location is advantageous for families, being within the catchment area for excellent local schools.



Approximate Area = 1432 sq ft / 133 sq m  
 Garage = 309 sq ft / 28.7 sq m  
 Pump House = 39 sq ft / 3.6 sq m  
 Total = 1780 sq ft / 165.3 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: 1117769



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>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</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 Wood is a tranquil and picturesque hamlet of a handful of individual homes, surrounded by open farmland. Although rural, it is particularly accessible for commuters, the open New Forest National Parks, local amenities in its neighbouring village of Landford and is within catchment of excellent local schooling including the revered Salisbury Grammar Schools.

The open New Forest is just a short distance with the village of Landford offering shops, pubs, a church and school. Commuter links are excellent via the A36 equidistant to Salisbury and Southampton (approx. 9 miles).



#### **SPECIFICATION**

- Three/four-bedroom bungalow in a tranquil hamlet setting
- Attractive and secluded plot approaching 1/3 acre
- Bright and light accommodation with dual aspect to many rooms
- Would benefit from some modernisation
- Spacious kitchen and separate utility room
- Outdoor swimming pool
- Generous vehicular parking and double garage
- Large rear garden with a high degree of privacy

#### **LOCAL AUTHORITY**

Wiltshire County Council

Council Tax Band - F

#### **ASKING PRICE**

£775,000

#### **TENURE**

Freehold