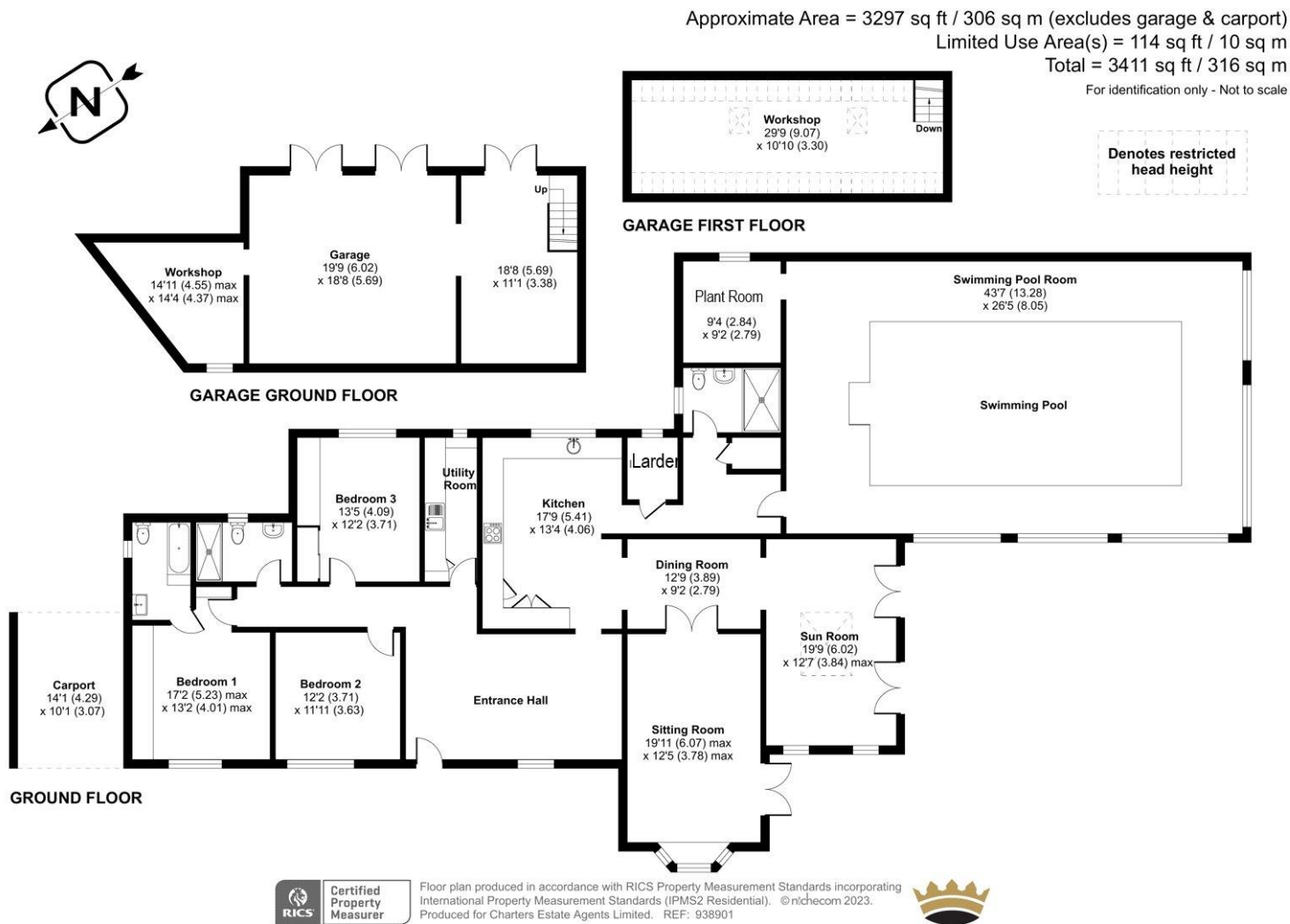






ACCOMMODATION

Bramble Cottage occupies the most stunning setting, surrounded by farmland in an area of outstanding natural beauty and enjoying an excellent position in the popular village setting of Landford and is available for immediate occupation and is offered essentially unfurnished. Nestled in the breathtaking Landford village, Bramble Cottage is a picturesque residence set amidst almost an acre of enchanting gardens, embraced by the splendour of outstanding natural beauty. With over 3,200 square feet of living space, the cottage has undergone extensive renovation, enhancing the social flow of the rooms and offering mesmerizing views of the surrounding farmland from every angle. The accommodation comprises three spacious bedrooms, with the principal bedroom boasting a luxurious en-suite bathroom. Additionally, the home features three generous reception rooms, including a delightful sitting room that seamlessly connects to the double-aspect sunroom, adorned with a roof lantern. A heated indoor swimming pool adds an extra touch of luxury to this remarkable property. The gardens are a true delight, featuring expansive lawns, vibrant flowerbeds, and thriving shrubs. A detached garage with three vehicle bays and an adjoining workshop enhances the property's practicality and versatility. Conveniently located, Bramble Cottage enjoys close proximity to Landford's amenities, including a garden centre, local shops, pubs, and a village primary school. Easily accessible via the A36 and A27, this hidden gem offers a rural lifestyle with excellent commuter links to Salisbury, Southampton, and Romsey, making it an idyllic and well-connected retreat for its fortunate residents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SPECIFICATION

- Substantial home in a stunning setting, surrounded by farmland
- Situated in the popular village of Landford
- Well-proportioned accommodation throughout
- Feature oak finishes and doors
- Landscaped gardens of over an acre
- Impressive kitchen/breakfast room and separate utility room
- Three generous reception rooms
- Luxury bathroom and two high-specification shower suites

GUIDE PRICE

£3,950 per month

DEPOSIT

Security Deposit: £4,557.69
 Holding Deposit: £911.53
(Based on the current advertised rental)

MINIMUM TERM

12 Months

LOCAL AUTHORITY

Wiltshire County Council
 Council Tax Band: F

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, Landlord is perfectly placed for commuting with easy access to Salisbury, Southampton, and via the New Forest to Bournemouth.

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Charters Estate Agents Limited. REF: 938901



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