







## Lyndhurst Road, Landford, Salisbury, Wiltshire, SP5 2AS

*An exceptional modern four-bedroom family home, Sloden Lodge epitomizes contemporary living within the picturesque New Forest National Park. Built in 2006 by the highly regarded Hamnton Construction Ltd, the residence seamlessly blends traditional aesthetics with modern innovation, featuring Michelmersh brick, Douglas fir cladding, and green oak framing.*



- Four bedrooms
- Village location
- Immaculate Garden
- Open plan kitchen/breakfast room
- Two story garage
- En-suite bathroom
- Solar panels

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## ACCOMMODATION

Spanning approximately 3,300 sq. ft., the home boasts exquisite finishes, including engineered oak and travertine flooring, underfloor heating, and newly fitted solar panels to supplement the energy usage in addition to for hot water. A striking green oak-framed porch leads into a grand entrance hall, from which the principal living spaces radiate. There is a cosy snug room / study and a double-aspect living room, complete with a Clearview multi-fuel stove, provide elegant yet cozy spaces, while a vaulted garden room bathes in natural light. The well-appointed solid wooden kitchen with a Lacanche range and new integrated appliances features siltstone work surfaces and high-end appliances, complemented by a spacious utility room. Upstairs, the naturally lit landing leads to four well-proportioned bedrooms, two with luxurious en-suite shower rooms and underfloor heating, while three benefit from integrated wardrobes. Set within a private ¼-acre plot, the home is surrounded by mature beech and oak trees, with a wraparound sun deck and beautifully stocked flower beds enhancing its outdoor appeal. A resin-bonded driveway leads to a detached double garage with a versatile study above, ideal as a home office or gym. Positioned discreetly yet within walking distance of Landford's village amenities, this stunning home offers an idyllic blend of modern comfort and countryside charm.

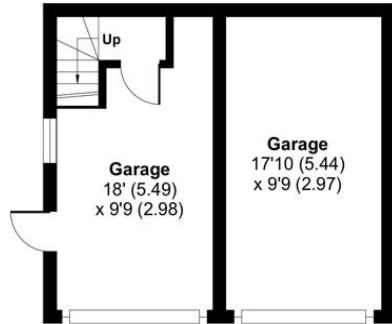


## SITUATION

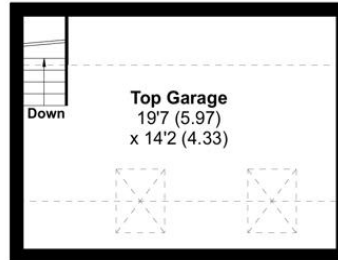
The village of Landford lies equi-distant between Salisbury and Southampton on the fringes of the New Forest National Park. Landford enjoys a friendly sociable community with a range of local amenities including a post office, local convenience store, village hall, recreation area, public house and well 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.







**GARAGE GROUND FLOOR**

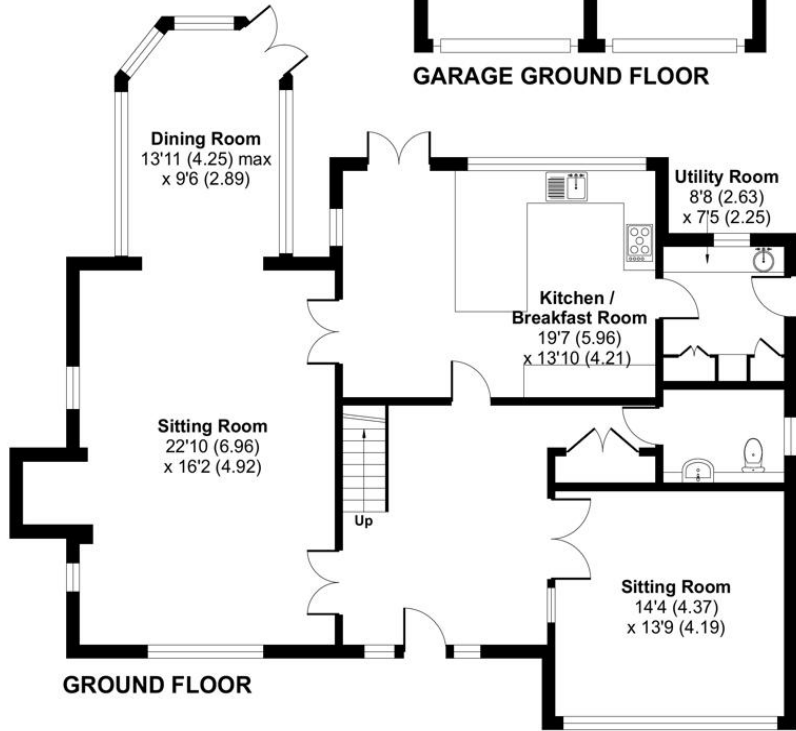


**GARAGE FIRST FLOOR**

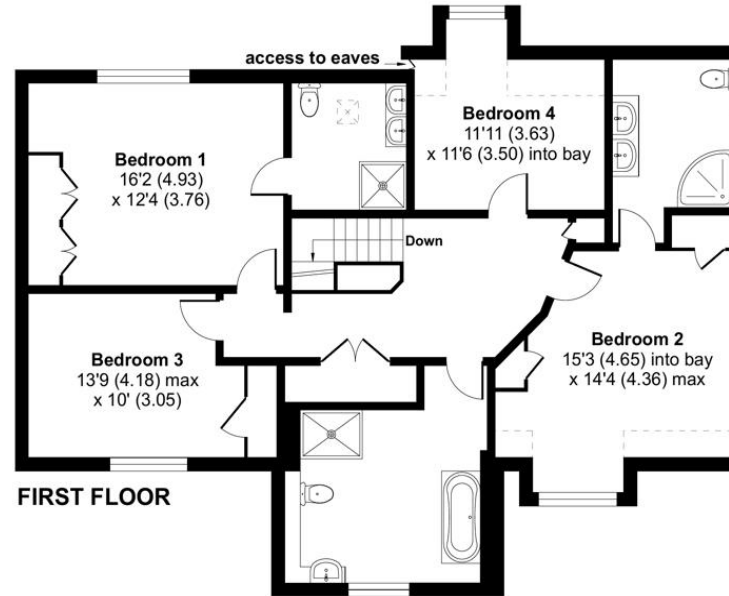
Approximate Area = 2462 sq ft / 228.7 sq m  
 Limited Use Area(s) = 148 sq ft / 13.7 sq m  
 Garage = 512 sq ft / 47.5 sq m  
 Total = 3122 sq ft / 289.9 sq m

For identification only - Not to scale

Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	86
(69-80) <b>C</b>		
(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	



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**LOCAL AUTHORITY**

Wiltshire  
Council Tax Band G

**ASKING PRICE £1,300,000**

**TENURE**

Freehold