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ESTATE AGENTS

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Bluebell Spring
Landford

£1,195,000

“Having lived in New Road for 16 years, I, myself, was unaware that Bluebell Spring existed, so discreet is its position- **Louis Powell of Charles Powell Estate Agents.**”



“Bluebell Spring combines wonderful family living with ideal equestrian opportunities.”

Bluebell Spring

Landford

SP5 2AZ

Summary of Features

- ✦ Extended family home offering 3000sqft of accommodation and outbuildings and stables
- ✦ Gardens and paddocks extending to 1.5 acres
- ✦ Direct Forest riding access
- ✦ Double garage and generous parking
- ✦ Wonderful orangery extension creating vast open plan living space
- ✦ Discreet and private location
- ✦ Ideal commuter access and excellent local schooling

Introduction

Discreetly tucked away at the end of a private lane is this substantially extended family home offering contemporary living space with an equestrian twist. Occupying this tranquil setting, unknown to even locals the of the New Forest village of Landford. Bluebell Spring enjoys grounds extending to 1.5 acres with stabling, paddock and direct New Forest riding access. Internally, a beautiful and extensive orangery has been added to the ground floor to allow exceptional open plan living space and a wonderful social flow. The accommodation extends to 3000 sqft and whilst in a secluded setting the location affords ideal commuter access, excellent local schooling and is positioned yards from the open New Forest.

Description

A hardwood door opens to the entrance hall which accesses cloaks and boiler cupboards, a downstairs cloakroom and the principal reception rooms.

An exceptional full width open plan orangery extension provides beautifully bright and spacious living, with underfloor heating, three large roof lanterns and bifold doors to the gardens and paddocks. This extension also flows into the kitchen breakfast room, dining and sitting rooms making the ground floor accommodation extensive and naturally brighter. The kitchen breakfast room features a range of oak eye and base level units with gas range and built in dishwasher. A utility room and

WC supplements the kitchen and offers direct garden access. The sitting room is centred upon a brick inglenook fireplace with woodburning stove whilst the dining/family room hosts fitted storage. A dual aspect study or bedroom five completes the ground floor accommodation. On the first floor are four bedrooms, the master featuring fitted wardrobes and an ensuite bathroom whilst the remaining bedrooms are served by the family bathroom.

Outside

The property is approached via a five bar gate at the end of a private lane accessing a sweeping gravel driveway fronting the house and large garage block which hosts power, lighting and storage above. The gardens extend to 1.5 acres and formal lawns surround the house with large patio areas to the side and rear providing ideal entertainment or relaxation venues. A pergola walkway adorned with grape vine leads to a large summer house and hot tub. A five bar gate accesses two paddocks offering direct forest riding, with a stable block comprising two stables, tack room and feed store.

Agents Notes

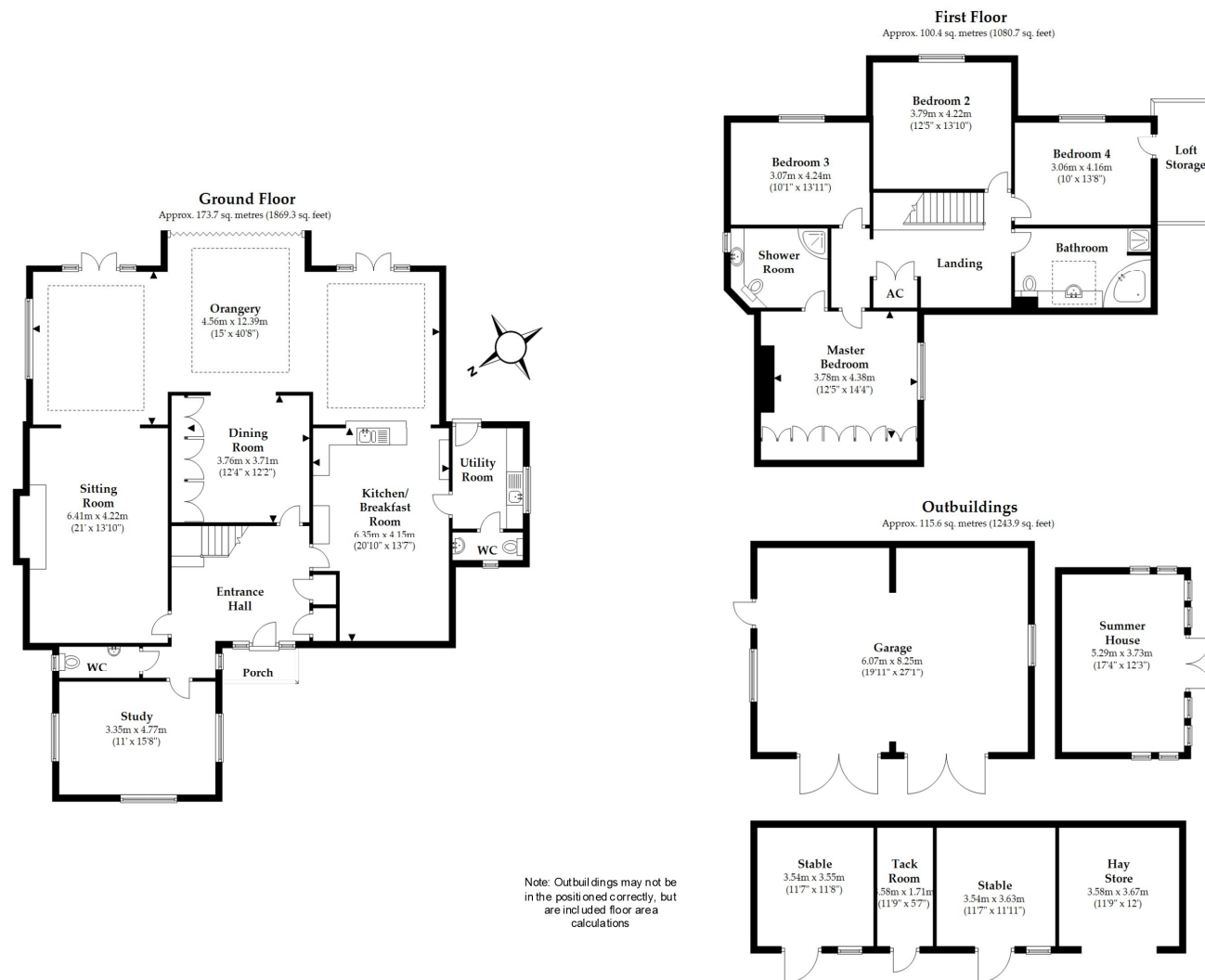
The property is served by private sewage treatment plant and mains gas central heating.

Location

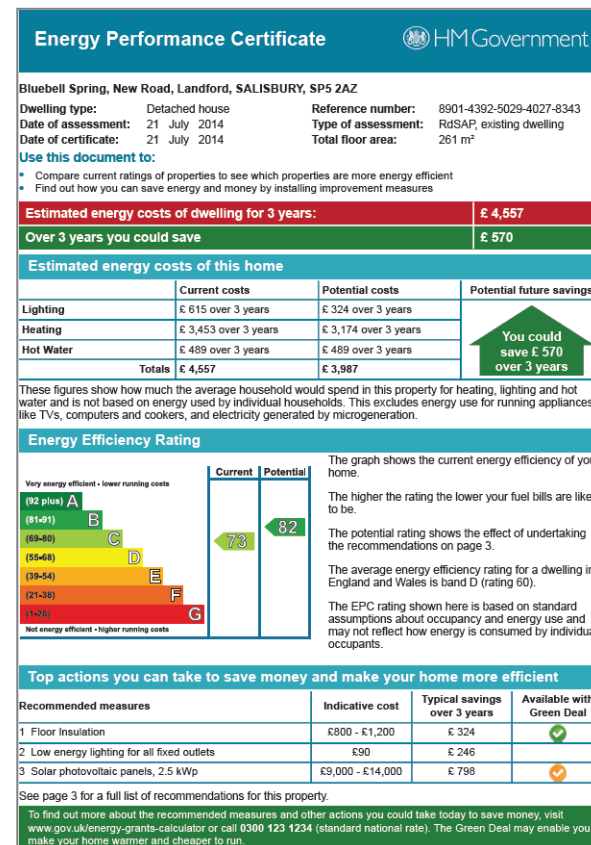
The highly desirable Wilshire village of Landford lies between Salisbury and Southampton within the New Forest National Park. Landford enjoys a friendly, sociable community with a range of local amenities including a post office, local convenience store, village hall, recreation area, public house and village primary school. Furthermore its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery with the popular Hamptworth Golf and Country club just a few minutes' drive away. Although it is a delightful rural location, Landford is perfectly placed for commuting, within easy access to both Salisbury and Southampton and via the New Forest to Bournemouth.

Directions

From the Ower roundabout, take the A36 towards Salisbury and continue through the villages of Wellow and Plaitford. Take the left hand turn into New Road, sign posted Nomansland and approximately half a mile on the left hand side a five bar gate accesses a private lane and Bluebell Spring can be found at the very end.



Total area: approx. 389.6 sq. metres (4193.9 sq. feet)



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01794 322999
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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.