



Hillcrest, New Road | £825,000
Landford, Salisbury, SP5 2AZ

 Henshaw Fox



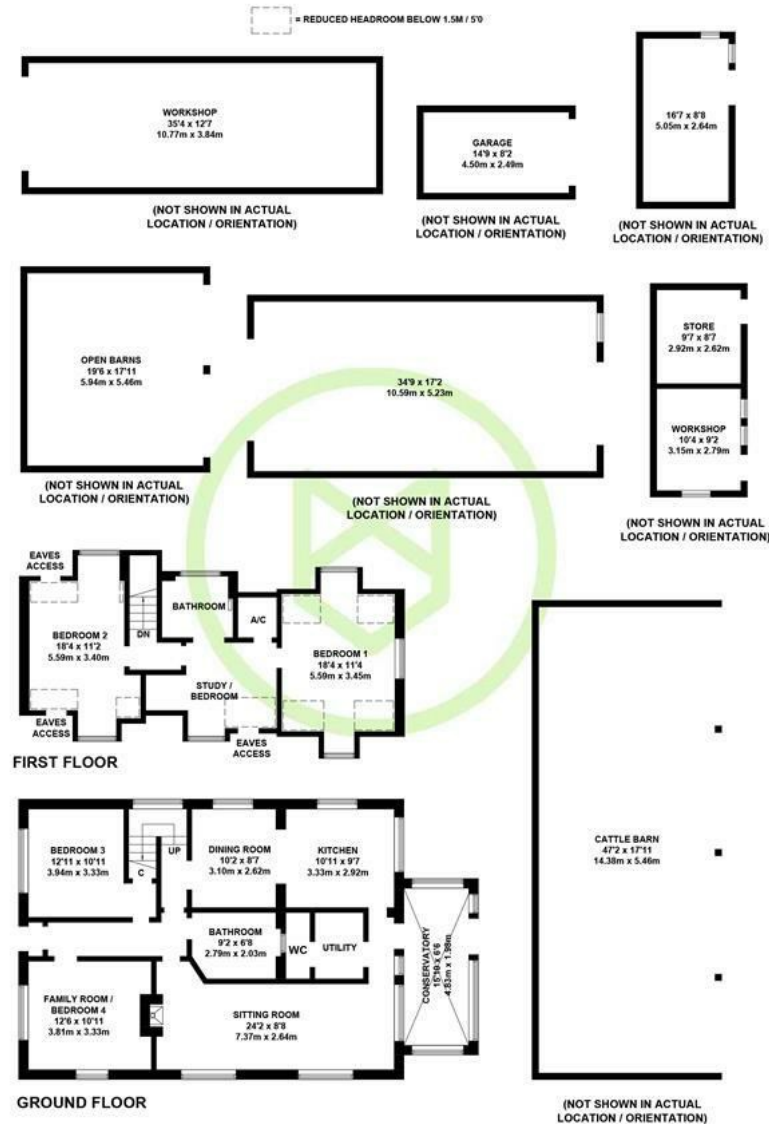
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Summary

This extended and versatile family home and small holding is enviably positioned on a generous plot extending to 1.3 acres within the desirable New Forest village of Landford, equidistant from the Cathedral City of Salisbury and the commercial centre of Southampton. The curtilage includes 0.66 of an acre of formal gardens and an extensive arrangement of outbuildings which includes open barns, cattle sheds, workshops and various stores with a paddock to the rear measuring 0.65 of an acre. The accommodation offers four double bedrooms complemented by four reception rooms, with scope to modernise or reconfigure with a bathroom on the first and ground floor. The gated driveway extends to a large parking area for several vehicles.



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1099 SQ FT / 102.1 SQ M
 FIRST FLOOR = 561 SQ FT / 52.1 SQ M
 OUTBUILDINGS = 2708 SQ FT / 251.6 SQ M
 TOTAL = 4368 SQ FT / 405.8 SQ M
 (INCLUDING GARAGE / BARN)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1008833)

Summary

- A versatile and extended family residence
- Generous plot extending to 1.3 acres. (0.66 gardens / 0.65 paddock)
- Four double bedrooms and four reception rooms
- Scope to modernise or reconfigure
- Extensive arrangement of outbuildings ideal for equestrian or agricultural use
- Desirable New Forest village location
- Gated driveway with generous parking area
- No onward chain

EPC Rating

Energy Efficiency Rating
 Current E
 Potential B

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Ground Floor

The part glazed front door opens into a small porch with a secure inner door to the entrance hall with a dual aspect family room/optional bedroom to the right with an open fireplace. To the left a double bedroom is fitted with wardrobe storage and access to the under stairs cupboard. The sitting room features a log burning stove as the main focal point with an open archway to the rear with access to the utility room and cloakroom with space and plumbing for white goods. The fitted kitchen offers a range of walnut effect wall and base units with contrasting granite effect work surfaces all enjoying a dual aspect. The oil fired Rayburn also provides the central heating and hot water. An eye level single oven is integrated along with a four burner electric hob with space and plumbing for white goods. An open arch flows into the dining room to an inner hall with stairs to the first floor. The family bathroom comprises a panelled bath, WC, wash basin and a separate shower cubicle.

First Floor

The first floor accommodation offers a versatile arrangement of rooms with two large double bedrooms and an optional third bedroom which currently provides access to a bathroom fitted with a white suite, shower over bath and wash hand basin. A shelved airing cupboard hosts the hot water tank with eaves storage cupboards.

Parking

The gated driveway extends to the right of the property to a generous parking area offering extensive parking for numerous vehicles.

Outside

The formal gardens are predominantly laid to lawn with mature hedgerow borders creating a private and enclosed outside space with a working well. An extensive arrangement of outbuildings extend to the gated 0.65 acre paddock with water feed. The outbuildings include open barns, cattle barn, workshops, garage and stores all in varying condition.

Location

The highly desirable New Forest village of 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 Hamptworth Golf and Country Club just a few minutes' drive away. Although it is a delightful rural location, Landford is perfectly placed for commuting with easy access to Salisbury, Southampton, and via the New Forest to Bournemouth.

Terms and Conditions

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, appliances 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, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

No onward chain

Heating

Oil fired central heating

Drainage

Mains drainage

Infants & Junior School

The New Forest C of E Primary School

Secondary School

The Trafalgar School

Council Tax

Band E - Wiltshire Council

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