



Larkrise, Whitehorn Drive | £875,000
Landford, SP5 2AX





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Summary

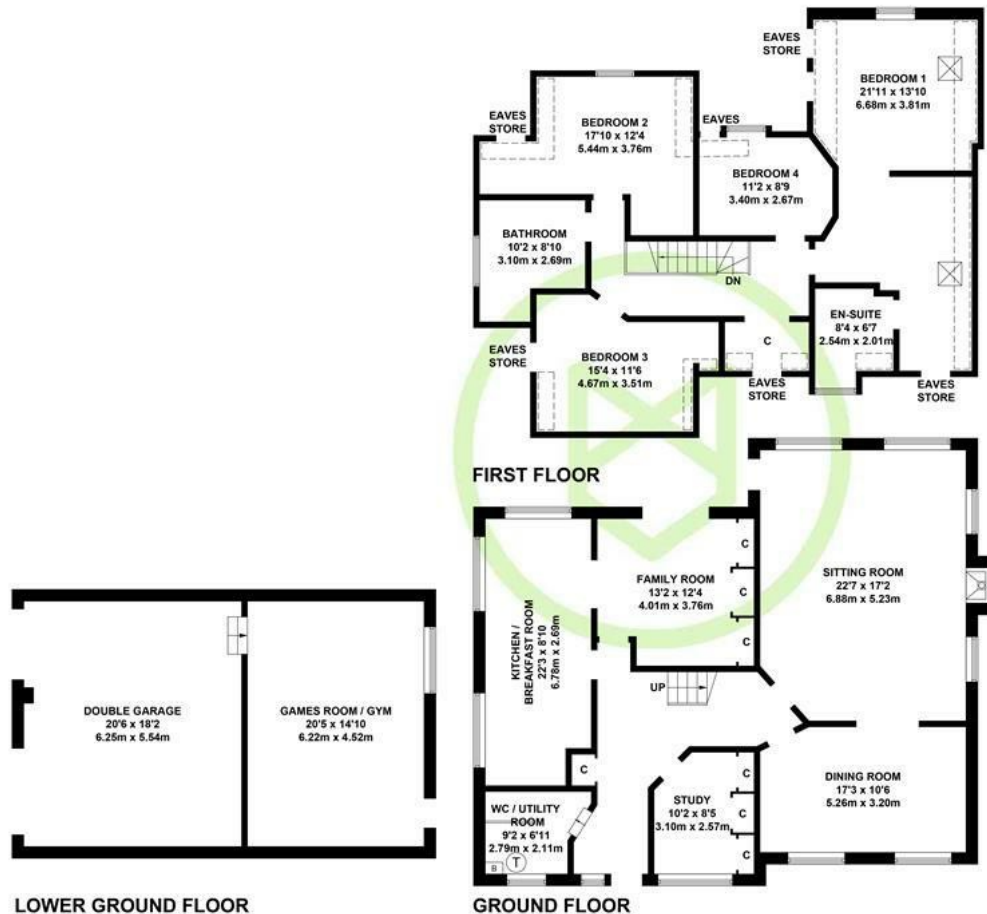
Enviably positioned in the heart of the New Forest village of Landford, this impressive and substantial family residence has been tastefully extended by the current owners offering over 3000 sq ft of versatile accommodation. The four generous bedrooms on the first floor include the principal bedroom with fitted dressing area and en-suite shower room. Five reception rooms are complemented by a stylish kitchen/breakfast room creating a wonderfully social and spacious ground floor. A large games room/gym is situated to the rear of the double garage with ample parking on the driveway. The mature and private rear garden enjoys a sunny aspect and leafy outlook, with a large sun terrace for entertaining and a lower lawn area.

Summary

- An impressive extended Forest residence
- Over 3000 sq ft of accommodation
- Four generous bedrooms on the first floor
- Principal bedroom with dressing room & en-suite shower room
- Five reception rooms
- Stylish fitted kitchen/ dining room
- Private and enclosed rear garden enjoying a sunny aspect
- Large games room/gym at the rear of the garage
- Ample off road parking and double garage
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C



APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 686 SQ FT / 63.7 SQ M
GROUND FLOOR = 1266 SQ FT / 117.6 SQ M
FIRST FLOOR = 1059 SQ FT / 98.4 SQ M
TOTAL = 3011 SQ FT / 279.7 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1077508)

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Ground Floor

A part glazed front door opens into the welcoming entrance hall which opens to a reception area with stairs to the first floor. A cloakroom and utility room to the left house the gas fired boiler with a useful coats cupboard adjacent. French door open to the study, fitted with floor to ceiling storage, shelving and pull out desk. A large dining room overlooks the front aspect and opens through to the generous triple aspect sitting room with feature log burning stove as a focal point and access to the garden. The stylish kitchen/breakfast room is fitted with a range of gloss fronted wall and base units and marble effect work surfaces. A large Rangemaster cooker is included as well as an integrated dishwasher and microwave. There is space and plumbing for an American fridge/freezer. The breakfast area overlooks the rear garden and flows into the adjoining family room with fitted units and shelving. French doors access the sun terrace and garden.

First Floor

The galleried landing hosts a large shelved airing cupboard with access into the eaves. There is access to the loft with pull down ladder. Bedroom one enjoys a dual aspect with far reaching views and a fitted dressing area with drawers and hanging space. The en-suite shower room comprises a shower cubicle, pedestal wash basin and dual flush WC. The three remaining bedrooms are well proportioned all with eaves storage and fitted wardrobes/desk to bedroom three. The generous family bathroom comprises a panelled bath with mixer taps and shower attachment, separate shower cubicle, wash basin, wc and heated towel rail.

Parking

Parking for several vehicles is available on the gravel driveway fronting the double garage with two up and over single doors. Steps ascend to the front door.

Outside

The attractive frontage features a shaped hedgerow with central lawn and path to the front door with secure gates either side of the property to the rear garden. Enjoying a sunny aspect and a private and leafy outlook, the tiered rear garden provides a wonderful social space to relax or entertain on the large sculpted patio. Steps lead to a lower patio area flanked by mature hedgerows. French doors access a large games room/gym to the rear of the garage.

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, public house and renowned French restaurant with well regarded schooling for all ages. 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.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

The New Forest C of E Primary School

Secondary School

The Trafalgar School

Council Tax

Band E - Wiltshire Council

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 included unless specifically described. All measurements, floor plans, 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.

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