



West Murray Pound Hill | £780,000
Landford, Salisbury, Wiltshire, SP5 2AA





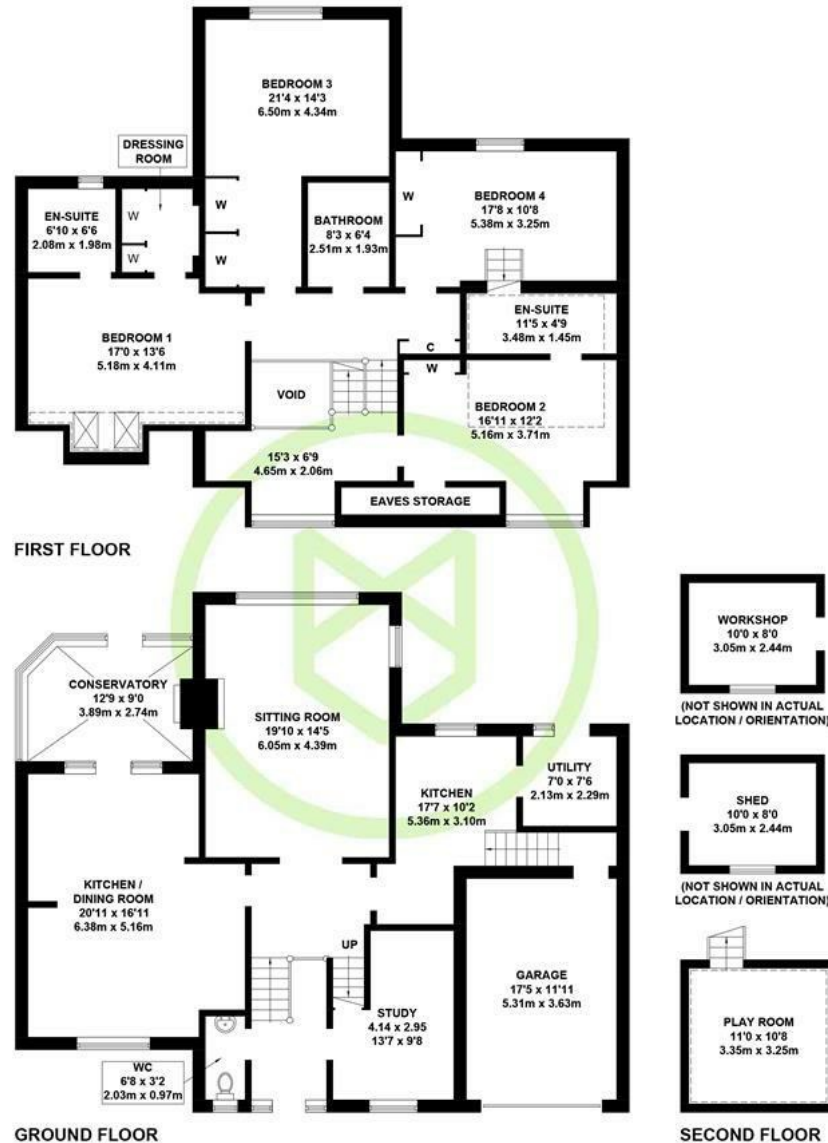
West Murray Pound Hill
Landford, Salisbury, Wiltshire, SP5 2AA

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Summary

Situated within the popular New Forest village of Landford is this substantial family residence enjoying an elevated and private position. The spacious and versatile accommodation features split levels orientated around the central oak staircase and galleried landing creating a splendid first impression. The four double bedrooms are all well proportioned, boasting fitted wardrobes or storage with two ensuite and a dressing room to the master bedroom. West Murray offers a spacious open plan kitchen dining room comprising a central island and range of integrated appliances with French doors opening to the part brick conservatory, providing an additional reception area. The sitting room enjoys a dual aspect and feature fireplace. A large utility has been upgraded to a second kitchen area supplemented by a boot room with stairs down to the integral garage with remote roller door. The mature plot extends to over a fifth of an acre accessed via a gated frontage onto the extensive block paved driveway and sculpted red brick borders. The enclosed rear garden offers seating areas, well tended lawns, two timber sheds and a variety of mature shrubs and trees including an old Walnut tree.



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1500 SQ FT / 139.4 SQ M
 FIRST FLOOR = 1292 SQ FT / 120.0 SQ M
 SECOND FLOOR = 125 SQ FT / 11.6 SQ M
 OUTBUILDINGS = 160 SQ FT / 14.9 SQ M
 TOTAL = 3077 SQ FT / 285.9 SQ M
 (INCLUDING EAVES STORAGE / GARAGE / EXCLUDING VOID)
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID947468)

Summary

- An impressive and versatile family residence
- Four double bedrooms with fitted storage
- Popular New Forest village
- En-suite & dressing area to principal bedroom with additional en-suite to bedroom two
- Impressive entrance hall with tiered landing and study area
- Open plan kitchen and dining area with three further receptions
- Separate kitchen/utility and boot room
- Extensive parking and integral garage with remote roller door
- Generous plot extending to over 1/5 of an acre
- All mains services

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

A pillared covered entrance way and UPVC part glazed front door leads to the welcoming entrance hall fitted with tiled flooring and neutral décor. A generous study and useful cupboard for coats and shoes is accessed from the hallway with a cloakroom opposite. The impressive solid oak staircase and galleried landings provide a striking feature upon entering the property. A raised level accesses the dual aspect sitting room via timber French doors with a coal effect gas fireplace and stone surround and mantle providing a focal point to the room. The open plan kitchen and dining area is a perfect venue for hosting dinner parties and family gatherings with ample space for a large dining table and chairs opening into a spacious conservatory providing an additional reception area. The solid oak kitchen offers a range of wall and base units with contrasting roll top work surfaces over, a central island and breakfast bar. Integrated appliances include two single electric ovens, dishwasher, fridge, freezer, five burner gas hob and extractor hood over. The large utility room has been upgraded to a second kitchen area equipped with a range of units and work tops, with space for a cooker and white goods. The adjacent boot room is fitted with a butler sink, plumbing for white goods with access to the rear garden. Steps extend down to the rear of the garage which houses the gas fired boiler.

First & Second Floor

A mezzanine landing provides a superb study area and leads to bedroom two which is a sizeable double bedroom with large ensuite shower room. The second landing houses the airing cupboard and pressurised hot water tank. Bedroom four offers fitted wardrobes and a fantastic loft room currently used as a child's play area. The family bathroom comprises a modern white suite with mixer shower over the panelled bath, mounted wash basin, low level WC and heated towel rail. Bedroom three has fitted wardrobes with the master boasting a walk in dressing room and immaculate ensuite shower room.

Parking

This attractive property is approached via a gated block paved driveway providing ample parking for several vehicles whilst fronting the integral garage with a remote roller garage door offering access to the main house.

Outside

Shaped red brick retaining walls flank the driveway with mature hedgerows to the frontage creating a pleasant screen from passers by with steps and a pathway to the rear of the property. The enclosed rear garden offers a paved seating area and decking overlooking the well maintained lawns bordered by a variety of colourful shrubs and plants as well as a walnut tree. Two timber sheds offer a useful storage option.

Location

The highly desirable Wiltshire 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 via the A36 and Southampton via the M27 which is approximately a five minute drive from the property.

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

Buying on

Heating

Gas fired central heating

Infants & Junior School

The New Forest C of E Primary School

Secondary School

The Trafalgar School

Council Tax

Band G - Wiltshire Council

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