



Forest Way | £720,000
Lyndhurst Road, Landford, Wiltshire, SP5 2AJ





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Summary

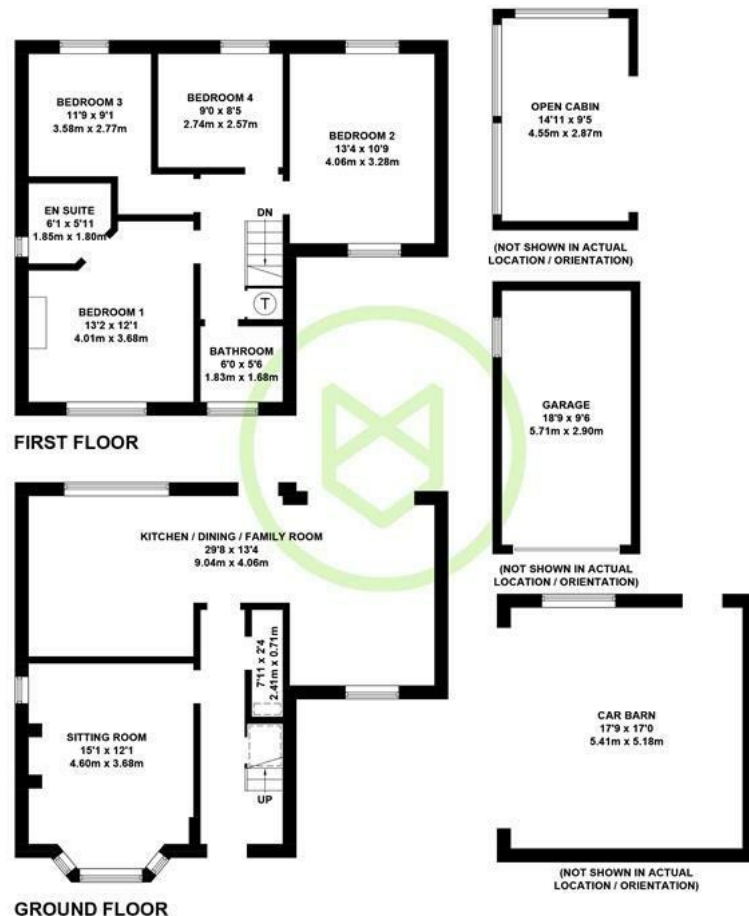
Enviably positioned in the heart of the desirable New Forest village of Landford is this detached and extended forest home positioned on a generous plot extending to just over one fifth of an acre, backing onto open farmland. Four double bedrooms with en-suite facilities to bedroom one are complemented by an impressive open plan kitchen, dining and sitting area on the ground floor. The stylish kitchen boasts a range of integrated appliances with bifold doors from the dining area to the garden. A separate sitting room features a log burning stove. Extensive off road parking is available on the gated drive with a double car barn. The private rear garden offers a large patio seating area which meets the lawn, extending to a pond and vegetable garden. Additional outbuildings include a single garage, open cabin, greenhouse and timber shed.

Features

- An extended and detached forest home
- Located in the desirable New Forest village of Landford
- Mature plot extending to 1/5 of an acre
- Four generous bedrooms with en-suite to bedroom one
- Impressive open plan kitchen , dining and sitting area
- Separate sitting room with log burning stove
- Stylish kitchen with range of integrated appliances
- Extensive parking with a car barn and detached single garage
- Vendor suited

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 638 SQ FT / 59.3 SQ M
FIRST FLOOR = 634 SQ FT / 58.9 SQ M
OUTBUILDINGS = 620 SQ FT / 57.6 SQ M
TOTAL = 1892 SQ FT / 175.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1179037)

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Ground floor

A covered entrance with composite front door opens into the bright and welcoming entrance hall with storage under the stairs as well as a useful cloakroom with wc and space for coats. The dual aspect sitting room features an ornate fireplace and log burning stove with a large bay window to the front aspect. To the rear a spacious open plan kitchen, dining and sitting area creates a wonderfully social space, ideal for modern day living. The stylish shaker style kitchen offers an extensive range of wall and base units, with quality quartz worksurfaces and inset sink and drainer. Integrated appliances includes a Rangemaster cooker with extractor hood over, dishwasher, washing machine, fridge and freezer. The kitchen also features high and low level mood lighting and built in speakers. The adjoining dual aspect dining and sitting area are flooded with natural light from bifold doors overlooking the rear garden.

First floor

The landing allows access to the loft space via a hatch with storage cupboard over the stairs and serves the four generous bedrooms. Bedroom two enjoys a dual aspect with an en-suite wet room to bedroom one with walk in shower, wall mounted wash basin and wc. The tiled family bathroom comprises a panelled bath with mixer shower over, vanity unit with mounted wash basin, wc and heated towel rail.

Outside

The generous and mature plot extends to just over one fifth of an acre overlooking open farmland to the rear. A large patio area abuts the rear of the property, perfect for al fresco dining whilst positioned to capture the afternoon sun. A central lawn extends to a covered pond and an arrangement of raised planters and a vegetable garden. Additional outbuildings include a timber shed, greenhouses and open cabin.

Parking

Extensive parking is available on the gated driveway for numerous vehicles extending through a secure side gate with additional parking and a single garage. An open fronted car barn is situated at the front of the property.

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

Vendor suited

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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