



19 Beech Grange, Landford, Salisbury, Wiltshire, SP5 2AL

Jordan & Mason

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£565,000 Freehold

Brief Property Description

This excellent, detached chalet style property is coming to the market for the first time in some fifty years. A much-loved family home the house has been maintained in good order with certain improvements over the years to include the installation of gas central heating, Upvc double glazing and fascias, soffits and rainwater goods. The kitchen and family bathroom have been modernised more recently although there is some opportunity to uplift the style if desired. The accommodation boasts a serious amount of storage and includes an entrance hall with large cloakroom off, doors to all rooms and a returning stair to the first floor. These rooms include a kitchen with built-in oven and electric hob, a large L-shaped lounge/dining room, and two further rooms currently dressed as a dining room and study respectively but with potential for two bedrooms. The dining area of the lounge could easily be integrated into the kitchen if desired. Upstairs the landing opens into a large principal bedroom with shower cubicle and wash hand basin, two further double bedrooms and the modern family bathroom. There is a very generous amount of eaves storage on this floor.

The Location and nearby Facilities

The property is situated within a sought-after residential development in the heart of this well served and connected village some eleven miles to the south of Salisbury and within similar commuting distance of Southampton on the south coast. Located towards the front of the development the bus stop and excellent local post office/shop are immediately available. The village has a good sense of community and is within walking distance of the National Park. Nearby Nomansland provides a public house, restaurant and primary school whilst there are golf clubs and other local amenities in the general area. Further shops and petrol stations can be found at the nearby village of Wellow. The lovely town of Romsey, with its mainline rail station is a short drive away.



4



2



1



Sitting Room 23' 8" x 17' 3" (7.21m x 5.25m)

Kitchen 10' 6" x 9' 7" (3.19m x 2.92m)

Dining Room 11' 10" x 10' 6" (3.60m x 3.21m)

Study 10' 7" x 8' 3" (3.22m x 2.52m)

Bedroom 1 16' 1" x 14' 11" (4.91m x 4.55m)

Bedroom 2 10' 11" x 10' 11" (3.34m x 3.33m)

Bedroom 3 13' 3" x 8' 6" (4.05m x 2.58m)

Bathroom 8' 1" x 7' 5" (2.46m x 2.27m)



Postcode;
SP5 2AL

Directional note:

From Salisbury proceed in a southerly direction along the A36 Southampton Road, along the Alderbury bypass and pass over Pepper Box Hill continuing straight through the Brickworks traffic light junction. Continue for some 5 miles taking a right-hand turn at the Landford Poacher public house, as signposted Landford. Continue along the village road and, having passed the village store on the right, turn first left into Beech Grange. Turn first left again and this property will be found on the left as indicated by the agent's For Sale board.

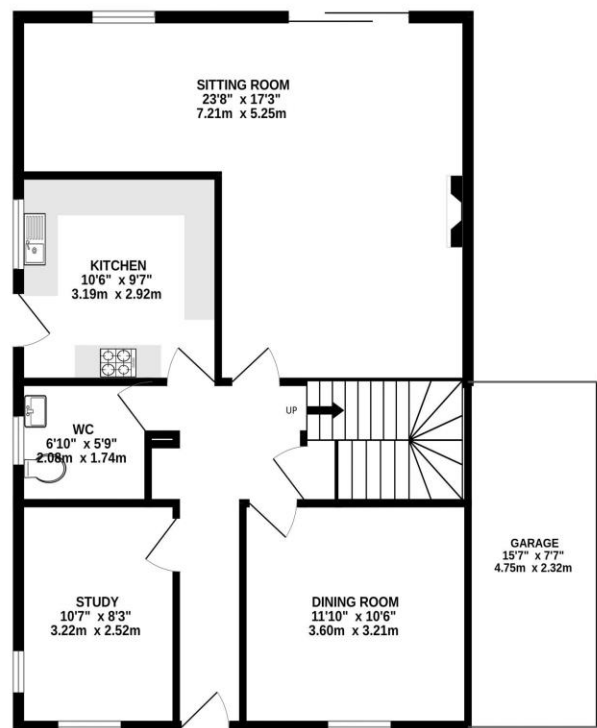
Council Tax Band: E

Property reference:
00003613

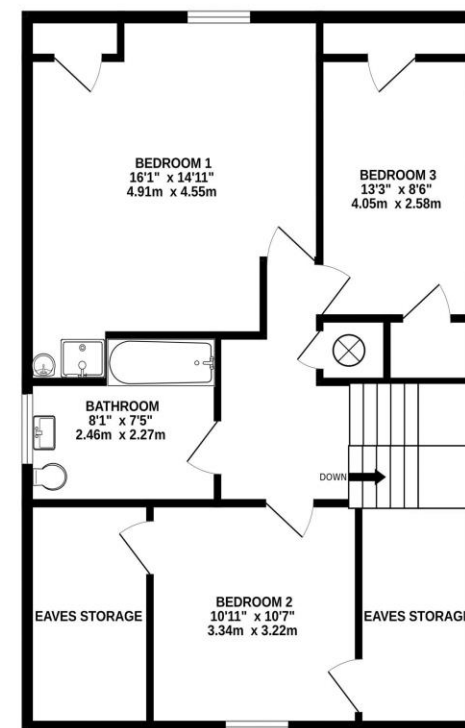
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1697 sq.ft. (157.6 sq.m.) approx.
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Here to help....

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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)