



ROSSBOURNE, LYNDHURST ROAD, LANDFORD, SALISBURY SP5 2AP

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



ROSSBOURNE, LYNDHURST ROAD, LANDFORD, SALISBURY SP5 2AP
PRICE GUIDE: £855,000

Here we have Rossbourne, a nicely proportioned detached family home with about 0.5 acre, located within the highly desirable New Forest National Park village of Landford. The property has been occupied by the current owners for over 40 years, since 1983.

With over 2000 sq ft of internal space, Rossbourne offers generous, flexible accommodation comprising of a large welcoming reception hall, an impressive living room with full width sliding doors and an open view across a lovely private garden, a recently refitted kitchen with a connecting dining room, utility room, three ground floor double bedrooms and a recently refitted shower room.

The first floor is entirely utilised as the main suite of bedroom, dressing room and en suite bathroom/shower room. The property is double glazed and centrally heated via a mains gas fired boiler to radiators.

To the front of Rossbourne is a private screened gravelled drive with excellent parking, turning and access to a side drive leading to additional parking and a detached garage. The rear garden is rather special; the large majority has been beautifully and meticulously maintained with a fine display of deep mature borders and beds surrounding the lawn. Beyond the formal garden is a further piece of ground which is best described as a large open utility/storage area housing a substantial outbuilding.

LOCATION: The highly desirable New Forest village of Landford is renowned for its abundance of recreational and cultural amenities, excellent schooling for all ages, and lying within the catchment area for the Salisbury Grammar schools. Landford enjoys a friendly sociable community and local amenities including a post office/convenience store, village hall and public house. Furthermore its proximity to the New Forest offers wonderful scenery, with the popular Hamptworth Golf and Country Club just a few minutes' drive away. Whilst being a rural location, Landlord is perfectly placed for commuting with easy access to Salisbury, Southampton, and via the New Forest to Bournemouth.

DIRECTIONS: Proceed out of Salisbury on the A36 for approximately 8 miles, turning right just before The Landford Poacher Public House and Restaurant onto Lyndhurst Road (B3079 signposted Bramshaw, Landford and Hamptworth). Proceed into Landford and Rossbourne can be found on the right hand side opposite Beech Grange, clearly identified by the BAXTERS For Sale Board.



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Approximate Gross Internal Area
2164 sq ft - 201 sq m

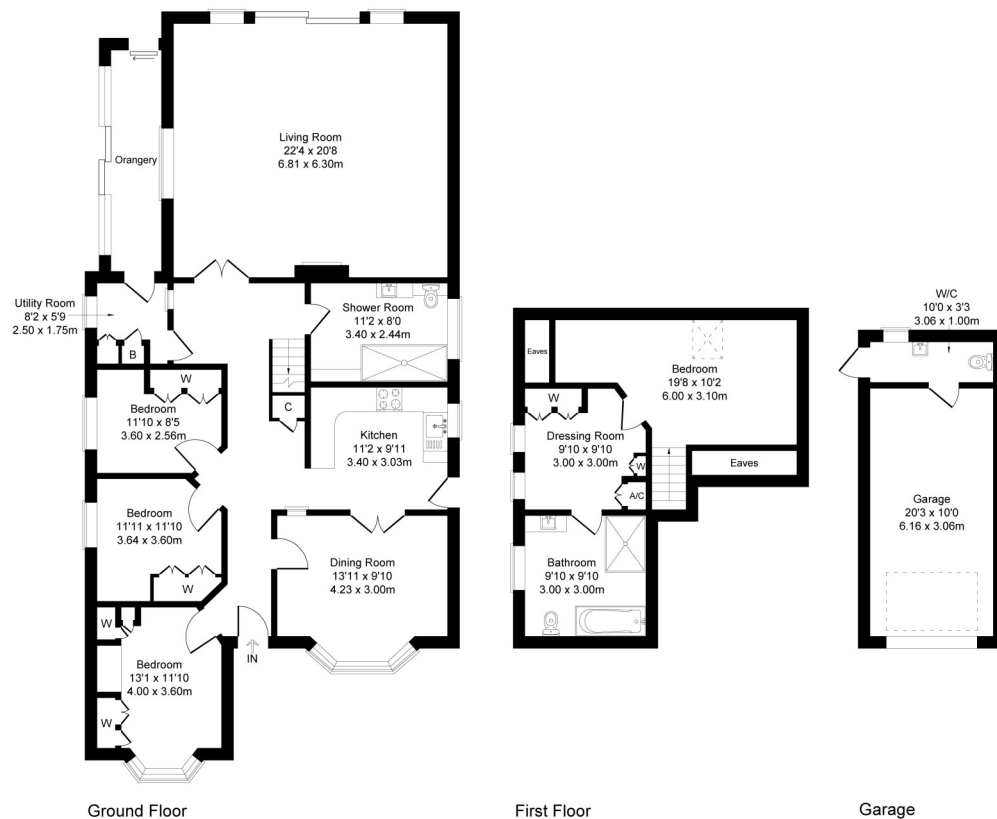


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band B : £1,823.48 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10785.

