



Longford Farm House | Bodenham | Salisbury | Wiltshire | SP5 4EJ



Price: £4,750 per calendar month

Situated within a peaceful countryside setting and, having been recently renovated throughout to a remarkably high standard, this impressive eight-bedroom farmhouse offers an exceptional combination of space, character, and contemporary comfort.

The Property

The imposing ground floor provides a wonderful selection of versatile living and entertaining spaces, comprising three expansive reception rooms. Two of these reception rooms benefit from working fireplaces, an office/study, and a convenient downstairs cloakroom.

At the heart of this delightful farmhouse the newly remodelled kitchen perfectly blends timeless character with modern comfort. The kitchen retains the farmhouse's traditional charm, whilst simultaneously providing all the convenience of a contemporary home. Thoughtful design touches include a central island with an integrated extractor fan, an induction hob, electric oven, an Aga, wooden flooring, and ample storage. Furthermore, the kitchen benefits from an expansive quartz worktop offering abundant preparation space, creating a true focal point of the property. This beautifully updated kitchen provides the perfect backdrop for both everyday life and entertaining. An adjoined utility room continues the sleek style of the kitchen, together with two large pantry/storage rooms, complemented by patterned floor tiles and elegant stained-glass windows. These two rooms create a beautiful juxtaposition, where character meets modern comfort, resulting in a seamless kitchen area that is both charming and practical.

The first floor offers six well-proportioned double bedrooms, together with two bathrooms and a separate shower room. In addition, there are two further smaller double bedrooms on the top floor, offering flexible accommodation suitable for children, guests, or additional living space.

This meticulously designed renovation incorporates neutral tones throughout, creating an elegant and timeless aesthetic designed to emphasise the flow of natural light throughout the interior.

With generous and versatile accommodation throughout, this impressive farmhouse offers a wonderful blend of traditional character and modern practicality. Perfectly suited to large families or multi-generational living, it provides an idyllic countryside home with ample space both indoors and out.

Situation

The property is situated on the outskirts of the picturesque village of Nunton, which has an excellent public house, playground, and recreation ground, as well as being just 2.6 miles from Salisbury District Hospital.

Longford Farmhouse is 2.04 miles south of the historic cathedral city of Salisbury, which offers a comprehensive range of shopping, dining, and cultural amenities. There is also a direct train service to London Waterloo, with a journey time of approximately 88 minutes. The A303 and M3 provide good road access to London, Southampton, and the South of England.

Southampton Airport (25.7 miles) and Bournemouth Airport (24.4 miles) are both within a short drive.

The area is renowned for its private and state schooling, including Chafyn Grove, Salisbury Cathedral School, and Godolphin. The property is also within the catchment areas for Trafalgar School, Longford CE Primary School, Downton CE Primary School, South Wilts Grammar School, and Bishop Wordsworth School.

The area is also very popular with country sports enthusiasts, with fishing available on the River Avon and its tributaries. There are numerous footpaths, bridleways, and countryside walks in the surrounding area. The New Forest National Park, lying to the south, offers extensive opportunities for walking, cycling, and outdoor recreation.



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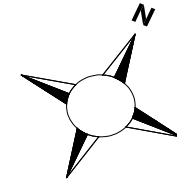
Approximate Gross Internal Area

Main House = 5604 Sq Ft / 520.62 Sq M

Garage = 305 Sq Ft / 28.38 Sq M

Total = 5909 Sq Ft / 549.00 Sq M

Includes areas with restricted room height.

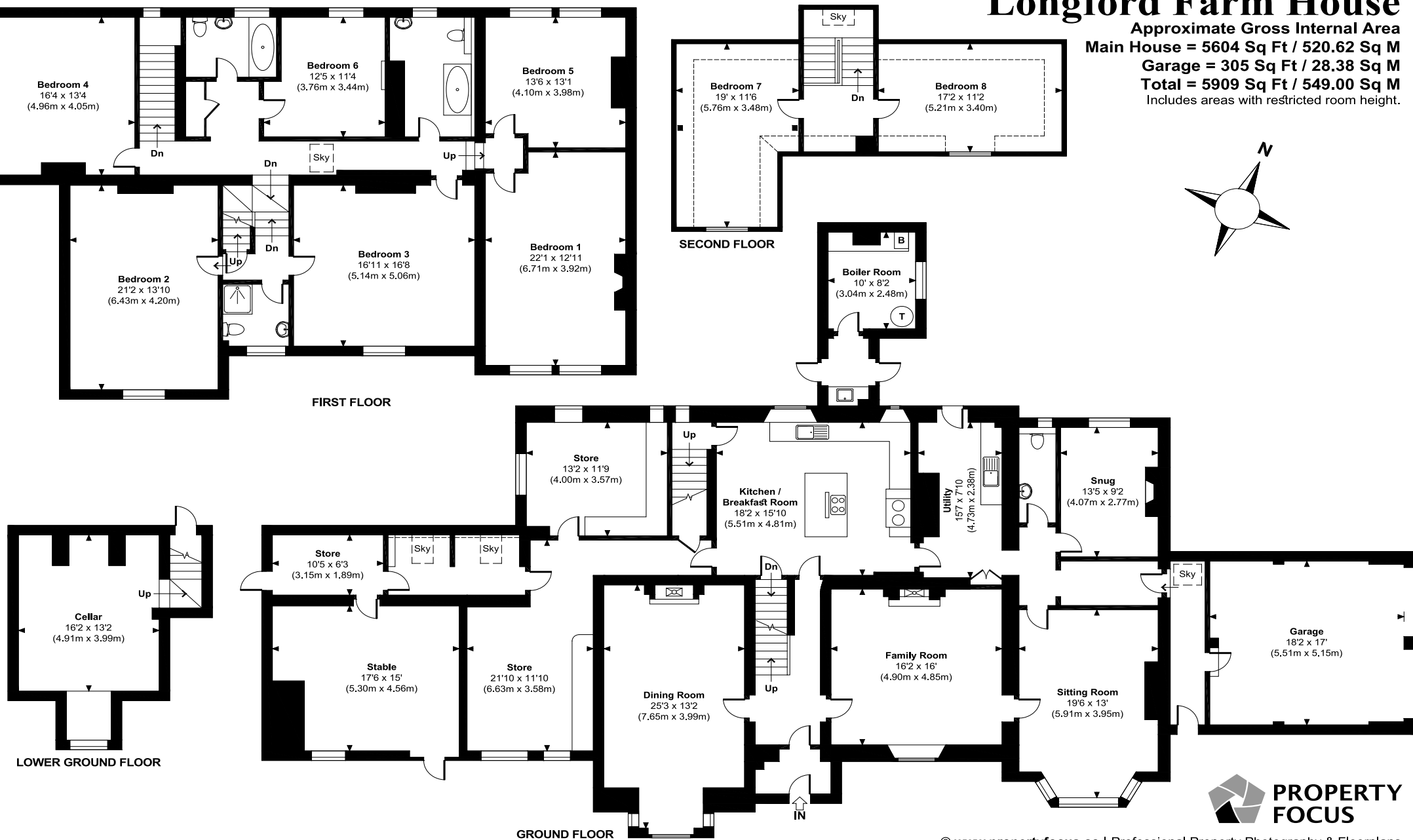


SECOND FLOOR

FIRST FLOOR

LOWER GROUND FLOOR

GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in October 2026.



Outside

Longford Farmhouse is approached via two large driveways, providing ample private parking, masterfully equipped with a double garage and EV charging point.

A generous lawn, established fruit trees, and a charming half-height red-brick wall complete the front garden, creating an attractive and welcoming approach to this characterful farmhouse.

To the rear, the property benefits from extensive, fully enclosed lawned gardens, offering privacy, security, and peace of mind for families with young children or pets, while also creating a peaceful setting for outdoor entertaining, relaxing, and enjoying the surrounding countryside.

Services

Mains water and electricity. The property is serviced by oil-fired central heating and benefits from private drainage via a septic tank.

Directions

From Salisbury, proceed in a southerly direction on the A338. After approximately 2 miles, turn right and follow the road for approximately 200 metres. The property will be found on the right-hand side.

Viewings

All viewings are by appointment only through our Salisbury Residential Lettings Department on 01722 424535.

Local Authority

Wiltshire Council – 0300 456 0100

Council Tax

Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		