Pony Trail Lyndhurst Road | £550,000

Landford, Salisbury, SP5 2AS

Henshaw Fox

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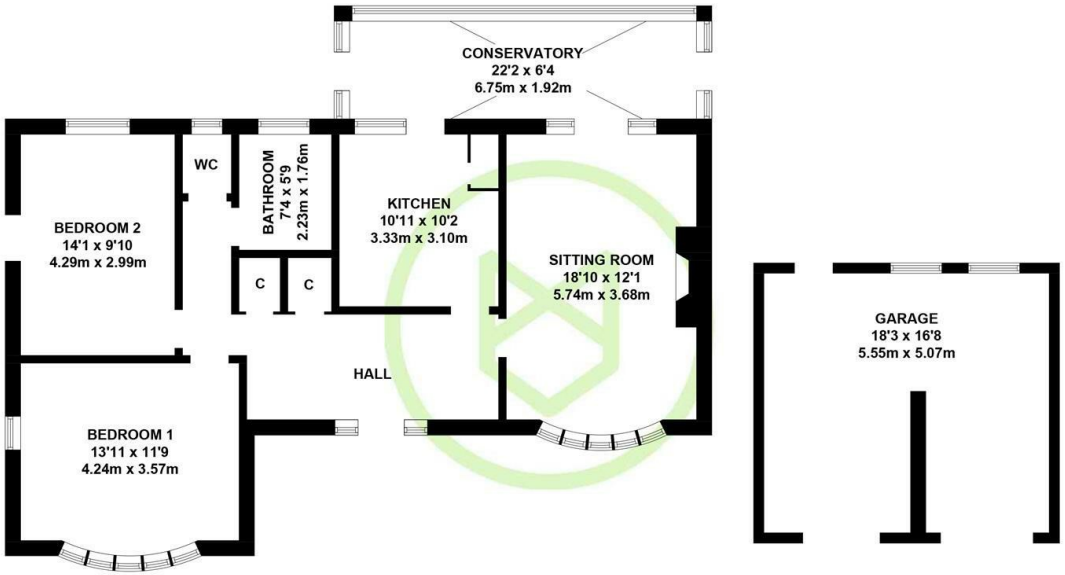

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1063 SQ FT / 98.8 SQ M
GARAGE = 301 SQ FT / 28.0 SQ M
TOTAL = 1364 SQ FT / 126.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1310968)

Summary

This charming and detached single storey forest home enjoys a corner position within the desirable New Forest village of Landford, set on a mature plot just over one third of an acre. The property offers scope for modernisation and extension, subject to the usual planning constraints. The accommodation currently offers two generous double bedrooms, complemented by a sitting / dining room, kitchen, conservatory and spacious entrance hall. Ample off road parking is available on the gated driveway extending to the detached double garage (in need of repair) . The mature and private gardens envelop the property and are screened from the road.

Features

- A charming and detached bungalow
- Offering scope to modernise and extend (STP)
- Positioned on a mature corner plot extending to 0.37 of an acre
- Two dual aspect double bedrooms
- Sitting / dining room and large conservatory
- Ample off road parking on the gated driveway
- Detached double garage (in need of repair)
- All mains services
- Desirable New Forest village location

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Accommodation
The part glazed composite front door and glazed side units flood the generous and welcoming entrance hall with natural light. which houses two useful storage cupboards. To the right is the sitting dining room which features a bay window to the front aspect and an open fireplace as a focal point. French doors open into the conservatory across the rear of the property with dual access to the garden and also into the kitchen. The kitchen is fitted with a range of wall and base units with oak effect work surfaces and ample space for a range of white goods. A shelved larder cupboard provides additional storage space. The two large double bedrooms both enjoy a dual aspect with views over the mature gardens and are served by the family bathroom comprising a panelled bath, wash basin and heated towel rail. A separate cloakroom with wc is adjacent.

Parking
The gated driveway offers extensive parking, extending across the frontage to the detached double garage which is in need of repair.

Outside
The mature and private gardens envelop the property on this generous plot extending to approximately 0.37 of an acre, predominantly laid to lawn and flanked by a colourful variety of shrubs, plants and trees , screening the property from the road. A large patio area abuts the rear of the property with a timber shed and compost area to the rear of the garden.

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.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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 E - Wiltshire Council

Disclaimer Property Details
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 and for guidance only. No person in this firm’s employments has the authority to make or give any representation or warranty in respect of the property.

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