



LANDFORD MANOR

Stock Lane, Wiltshire



PRINCIPAL PORTION OF THE ORIGINAL GRADE II* LISTED MANOR HOUSE,

With private and landscaped gardens of 1.5 acres with a further 3.5 acres
of communal grounds including a tennis court.



Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



THE PROPERTY

Landford Manor forms the principal part of a historic manor house within a nine-property hamlet, ensuring maximum privacy from neighbours. This allows for the house to be used as a full time residence, as well as, perfect capacity to work as a weekend home given the expertise in the property separation. The current owners have created a comfortable and immaculate family home that has extended to installing state of the art technology/security, landscaping the gardens, creating a new drive, renovating the cellar, installing outbuildings and creating family-oriented outdoor living areas while fully modernising this beautiful and luxurious home.

The property retains magnificent period features throughout, including panelling, ornamental plasterwork and stone mullion windows. A welcoming reception hall leads to an impressive panelled drawing room with dining and study areas, featuring a stone fireplace with carved mantelpiece.



The kitchen/breakfast room, originally the library, boasts hand-crafted units with granite surfaces and premium appliances including a four-oven AGA. Additional ground floor spaces include a superb boot/rod room and panelled sitting room with wood-burning stove.

The 2020 cellar refurbishment created exceptional entertaining spaces with an automatic glass floor entrance, open bar with vodka chiller, restored barrel-vaulted wine cellar, and media area with mood lighting and discreet house infrastructure.





A magnificent staircase leads to the long panelled landing. The principal bedroom suite features marble fireplace, built-in wardrobes, and garden views, plus an adjoining bathroom with free-standing bath, dual sinks, and walk-in shower. Two additional en suite bedrooms and utility facilities complete this level. The second floor, fitted with underfloor heating, has a superb vaulted bedroom suite with sitting room and en suite, plus another bedroom with family bathroom offering laundry facilities. A small roof terrace provides outdoor access.

On the top floor is a seamlessly integrated (into the main house) kitchen currently used as a gym and /living area used as a large storage room with a further bedroom and shower room, offering flexible accommodation options for guests or staff.

GARDENS AND GROUNDS

The Landford Manor estate is accessed through Grade II listed brick pillars leading to a shared driveway. Landford Manor, the first property on the right, features automated gates opening onto a private drive with ample gravelled parking, encompassed by lawn and a circular flowerbed. The magnificent south-facing principal garden comprises three terraces (with power supply). The centre terrace retains original formal garden elements with a central ornamental pond enclosed by hedging and brick walls. The western lawn has superb broadleaf trees including Copper Beech. A large timber-framed outbuilding (2017) provides storage and machinery space. The lower terrace features a walkway tunnel through rhododendrons. Private gardens extend to approximately 1.4 acres.

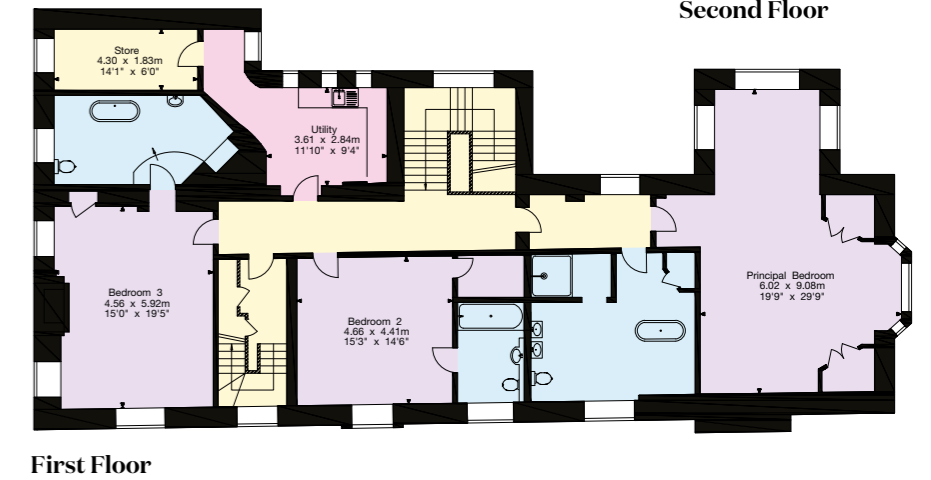
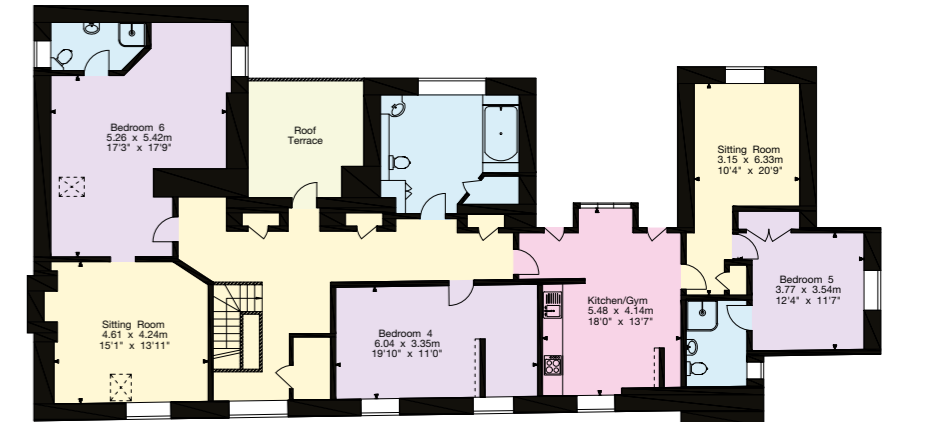
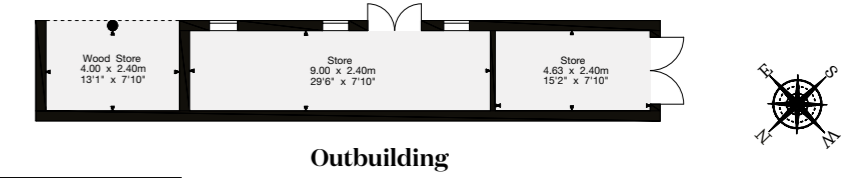
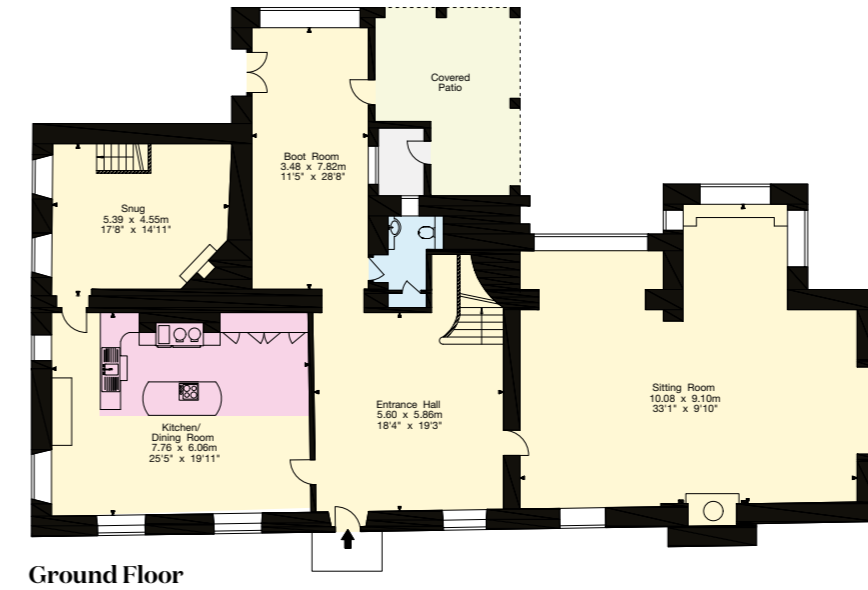
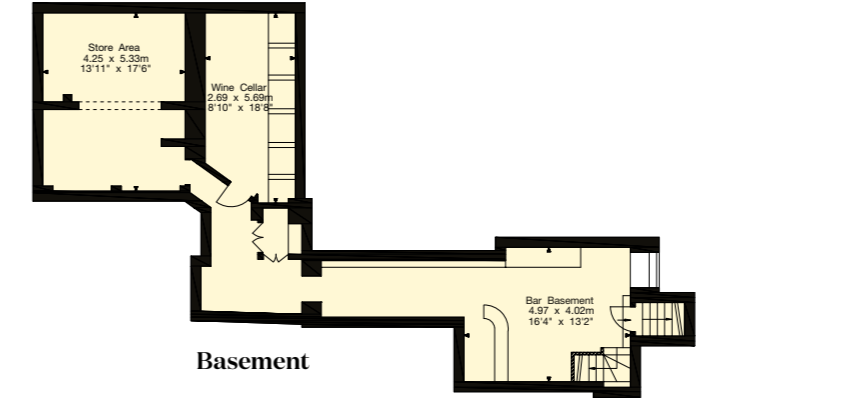
Below lie communal grounds and meadows studded with a variety of trees, leading to the River Blackwater. A hard-surfaced communal tennis court serves residents. The communal grounds add a further 3.5 acres, creating a total estate of nearly 5 acres of beautiful landscaped grounds.

Other Information: Each property within the wider Landford Manor estate contributes £360pa towards the maintenance of the shared driveway and communal grounds.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House = 719 sq m / 7,739 sq ft
 Outbuilding = 44 sq m / 473 sq ft
 Total Area = 763 sq m / 8,212 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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