







The Sanctuary | £1,150,000

Salisbury Road, Plaitford, Hampshire SO51 6EE

Henshaw Fox













The Sanctuary

Salisbury Road, Plaitford, Hampshire SO51 6EE

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2133 SQ FT / 198.2 SQ M
FIRST FLOOR = 1803 SQ FT / 167.5 SQ M
OUTBUILDINGS = 1116 SQ FT / 103.7 SQ M
(INCLUDING DOUBLE GARAGE)
TOTAL = 5052 SQ FT / 469.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1265975)

Summary

A wonderful detached home, occupying a plot of approximately 1.2 acres, comprising a principal residence with an adjoining 2 bedroom annexe, combining to a significant 3,936 sq. ft of accommodation. The home can facilitate multi occupancy or be combined to provide a large family residence. The principal home offers 5 bedrooms and a family bathroom, with the main suite enjoying an en-suite, walk in wardrobe, a sauna and study area. On the ground floor is a sitting room, family room, kitchen/dining room and snug. Access leads into the annexe which offers 2 bedrooms, a bathroom, a snug, sitting room, dining room, kitchen/breakfast room and utility room. Outside are beautifully kept and private gardens, a driveway for several vehicles and a detached double garage.

Features

- A charming detached home, in a semi rural setting, near to the New Forest and Romsey
- Flexible accommodation, offering seven bedrooms, en-suite shower room, family bathroom and further shower room
- Plot size of approximately 1.2 acres, with ideal space to be enjoyed as gardens alongside a small holding
- Overall floor area of approximately 3,936 sq ft of living space and a further 1,116 of outbuildings
- Double garage and driveway parking for several vehicles
- Excellent access to the M27 and the A36 into Salisbury
- Option of a self contained annexe, providing option of multi generational living or potential investment opportunity

EPC Rating

Principal Home	Annexe
Current C	Current C
Potential C	Potential C

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Accommodation
The welcoming entrance hallway provides access to the snug and offers internal access to the annexe. The snug features a striking double-sided multi-fuel burning stove, which adjoins the versatile family room. This flexible space offers many uses as a room, including a games room, second sitting room, or playroom. From the snug, a door opens into the sitting room, which enjoys a pleasant double aspect, doors opening onto the garden, and a fireplace as a focal point. The kitchen/dining room forms the hub of the home and is an excellent space for both entertaining and family life, perfectly suited to modern living. The kitchen is fitted with a range of cupboards and drawers and features an oversized island with breakfast bar seating, an inset sink and space for a washing machine and dishwasher. There is a 'Rangemaster' oven, space for an 'American' style fridge/freezer and a walk in pantry. The dining area provides ample room for a dining suite, with bi-folding doors opening out to the garden. A boot room gives access to the rear of the home and leads to the ground floor WC and a cupboard housing the boiler. To the first floor, the landing provides access to all five bedrooms, the family bathroom, and a useful storage cupboard. The principal bedroom is a generous double room with doors opening onto a balcony overlooking and enjoying the rear gardens. The contemporary en-suite benefits from underfloor heating and comprises a walk-in shower, WC, wash basin, and heated towel rail. The suite is further enhanced by a walk-in wardrobe, sauna, and an additional room previously used as a home office, offering flexible use. Bedrooms two, three, four all well-proportioned double rooms, bedroom five is a good size single room. The family bathroom is fitted with a stylish white suite comprising a WC, wash basin, bath with shower over, and a heated towel rail.

While fully self-contained, the annexe also integrates seamlessly with the main house, making it ideal for multi-generational living, guest accommodation, a potential investment opportunity or as flexible family space. The annexe is accessible from the principal home via both the entrance hallway and the kitchen/dining room. From the hallway, a door opens into the snug, a cosy space featuring a wood-burning stove as its focal point. This leads through to the dining room, which benefits from doors opening onto the gardens and further doors into the sitting room. The sitting room enjoys a pleasant triple aspect and also features a wood-burning stove. The kitchen/dining room is a generous space, fitted with a range of cupboards and drawers, a 'Rangemaster' oven with extractor hood above, and space for a fridge/freezer and a dishwasher. Double doors open onto the garden, while an internal door provides direct access to the kitchen in the principal home. A further door leads into the utility room, which houses the boiler and offers space for a washing machine. To the first floor, the landing provides access to two bedrooms and the shower room. The principal bedroom is a generous double room with a pleasant double aspect, a 'Juliet' balcony overlooking the gardens and a vaulted ceiling that enhances the feeling of light and space. Bedroom two is another double room, also enjoying a double aspect and benefiting from built-in storage.

Outside
The outside space is a particular highlight of the property, extending to approximately 1.20 acres and offering a high degree of privacy. A generous terrace and decked area adjoins the main house, creating an ideal setting for outdoor dining and entertaining, with a hot tub discreetly inset into the decking. The gardens are mainly laid to lawn and framed by established trees and mature hedging, providing attractive views and a peaceful backdrop. A range of outbuildings offers useful storage, while the overall setting feels both private and well-proportioned, perfectly suited to relaxed countryside living.

Parking
A driveway provides parking for several vehicles and leads to a double garage fitted with two up-and-over doors. The garage also benefits from a side door providing pedestrian access, as well as power and lighting. A staircase leads to useful storage within the roof space.

Location
Plaitford is a small and picturesque hamlet situated on the edge of West Wellow and the New Forest, offering an attractive semi-rural setting. The location benefits from excellent transport links, with the A36 providing convenient access to Salisbury and onward connections to the M27. The nearby village of West Wellow offers a range of local amenities including a primary school, village shops, and well-regarded public houses. The charming market town of Romsey is also within easy reach, providing a wider selection of shops, services, and amenities to meet everyday living needs.

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
Looking for forward purchase

Age
Circa 1900

Tenure
Freehold

Primary School
Wellow School

Secondary School
The Mountbatten School

Council Tax
Band E - Test Valley Borough 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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