







Glevida Partridge Hill | £875,000

Landford, Salisbury, Wiltshire, SP5 2BB

Henshaw Fox









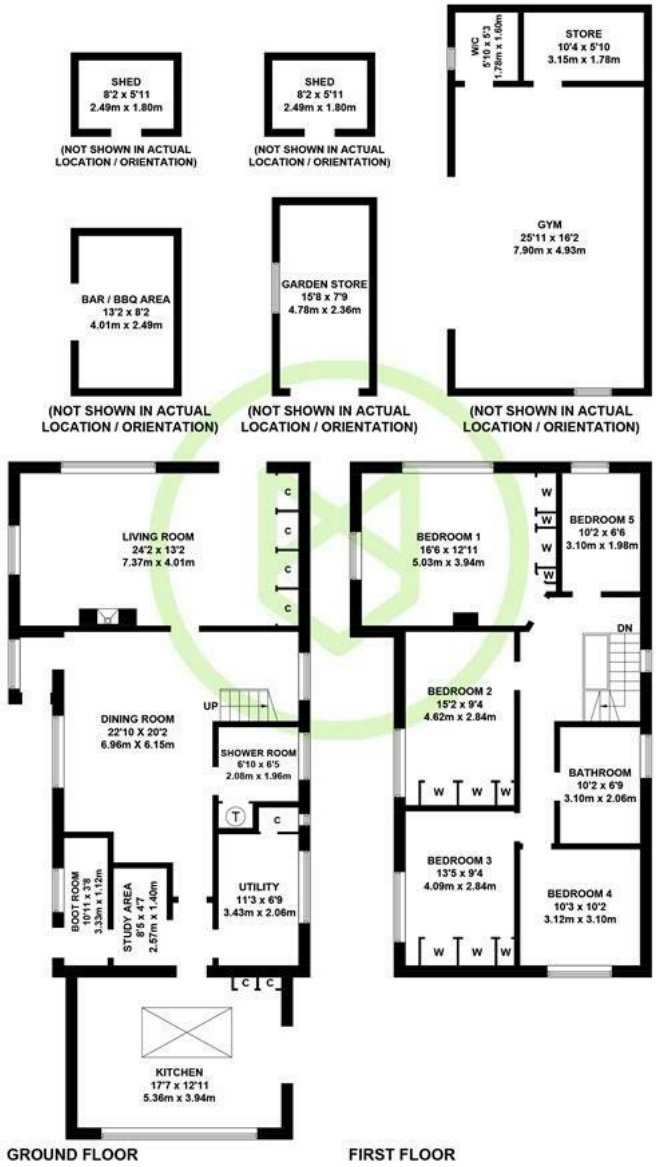




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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1170 SQ FT / 108.7 SQ M
FIRST FLOOR = 903 SQ FT / 83.9 SQ M
OUTBUILDINGS = 851 SQ FT / 79.0 SQ M
TOTAL = 2924 SQ FT / 271.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1339806)

Summary

A substantial and impressive family home boasting exceptional leisure facilities whilst occupying an impressive private plot of approximately 0.7 acres. Having been tastefully upgraded by the current owners the generously proportioned accommodation offers five bedrooms and a family bathroom on the first floor. On the ground floor the open plan dining area is complemented by a dual aspect sitting room, well appointed kitchen and utility room, creating a stylish and highly versatile residence ideally suited to modern family life. The extensive grounds provide an exceptional outdoor environment which include a superb 521 sq ft detached gym, swimming pool, extensive parking and dedicated entertaining areas, making this a home that is particularly well suited to both family living and entertaining. The property enjoys an enviable position on the edge of the picturesque New Forest National Park, within the sought after village of Landford. Surrounded by beautiful countryside, the village offers an appealing blend of rural tranquillity and everyday convenience, making it an ideal choice for those looking to enjoy a more relaxed lifestyle without compromising on accessibility.

Features

- A substantial and impressive family home
- Generous and private plot approaching 0.7 of an acre
- Tastefully upgraded by the current owners
- Five generous bedrooms
- Stylish kitchen with central island, integrated appliances
- Large utility room
- Separate sitting room and dining room
- 521 sq ft gym providing a versatile outbuilding
- Swimming pool, bar and three sheds
- Extensive gated off road parking

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground floor
The property is approached via a welcoming internal lobby, incorporating a particularly useful boot and coat room, ideal for keeping everyday essentials neatly organised. From here, the hallway continues to a thoughtfully designed home working alcove, providing a discreet and practical workspace. The hallway leads through to the impressive kitchen, which enjoys a lovely outlook over the rear garden, extending across the majority of the substantial plot. Finished with stylish Italian tiled flooring, the kitchen has been comprehensively fitted with an extensive range of wall and base mounted cabinetry, complemented by quartz work surfaces and a central island incorporating an informal breakfast area. High quality integrated appliances include a double oven, fridge/freezer, dishwasher, induction hob and wine cooler, together with a stylish porcelain sunken sink. The generous layout makes this an excellent space for both everyday family life and entertaining. A separate utility room provides further practical space with plumbing for white goods. The first of the property's generous reception rooms is currently arranged as a dining room and is particularly impressive in scale, with stairs to the first floor and direct access to a family shower room. Completing the ground floor is the substantial sitting room enjoying a dual aspect and feature log burning stove as a focal point to the room.

First Floor
The first floor landing provides access to five bedrooms with bedrooms one through four being generously proportioned double bedrooms, with the principal bedroom, bedroom two and bedroom three benefiting from useful fitted storage. Bedroom five is currently arranged as a single bedroom, although there is also potential to reconfigure this space to create either an en-suite shower room or walk-in wardrobe, subject to the necessary requirements. A well appointed family bathroom serves the bedrooms and completes the first-floor accommodation.

Parking
Externally, the property truly excels, occupying an impressive plot of approximately 0.7 acres, with the extensive grounds wrapping around the house. To the front, a generous lawn is complemented by a substantial driveway providing ample off-road parking, together with a useful turning area. The driveway continues around to the rear of the property, where there is further extensive parking, offering excellent practicality for multiple vehicles and guests.

Outside
The extensive grounds are predominantly laid to lawn, creating an impressive and versatile outdoor space that is exceptionally well suited to family life and entertaining. Several patio seating areas provide ideal settings for al fresco dining and relaxation, while the generous proportions of the plot offer an excellent degree of privacy. A particular highlight is the superb 521 sq ft detached gym, which was added by the current owners and provides an exceptional additional space for fitness and leisure, already benefiting from plumbing, including a WC and wash hand basin. For those who enjoy entertaining, the Bar and BBQ area is a popular addition, complete with electricity, creating an appealing year-round outdoor entertaining space. The swimming pool provides a further focal point to the gardens and is sure to be a particular attraction during the warmer summer months. Three garden sheds provide ample practical storage for gardening equipment, pool accessories and outdoor essentials.

Combining generous grounds with an impressive range of leisure and entertaining facilities, this is a rare opportunity to acquire a substantial and highly versatile family home that delivers an exceptional blend of contemporary living and outdoor lifestyle.

Location
The desirable village of Landford lies equidistant between the Cathedral City of Salisbury and Southampton on the fringes of the New Forest National Park. Ideal for commuters the village offers a wealth of amenities which include a post office, village shop, recreation area, Indian restaurant, public house and village primary school. Local schooling is well regarded with golf courses in the neighbouring villages of Wellow and Hamptworth.

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
No onward chain

Heating
Gas fired central heating

Infants & Junior School
The New Forest Primary School

Secondary School
The Trafalgar School

Council Tax
Band G - 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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