



Rossbourne

Lyndhurst Road, Landford, Salisbury, SP5 2AP

SPENCERS
ROMSEY





An impressive four bedroom detached family home set in grounds of approximately half an acre within the highly desirable New Forest village of Landford. The property has been occupied by the current owners for over 40 years and offers further potential with a useful yard area set to the rear of the plot.

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Bedroom 2, Bedroom 3, Bedroom 4, Shower Room, Glazed Lean-To

First Floor

Bedroom 1, Separate Dressing Room, En-Suite Bathroom

Outside

Detached Single Garage, Off Road Parking, Large Rear Garden and Yard Area with Outbuilding. Gardens and Grounds Extend to Approximately 0.5 Acres

Guide Price £800,000



FLOOR PLAN

Rossbourn, Lyndhurst Road, Landford, Salisbury, SP5 2AP

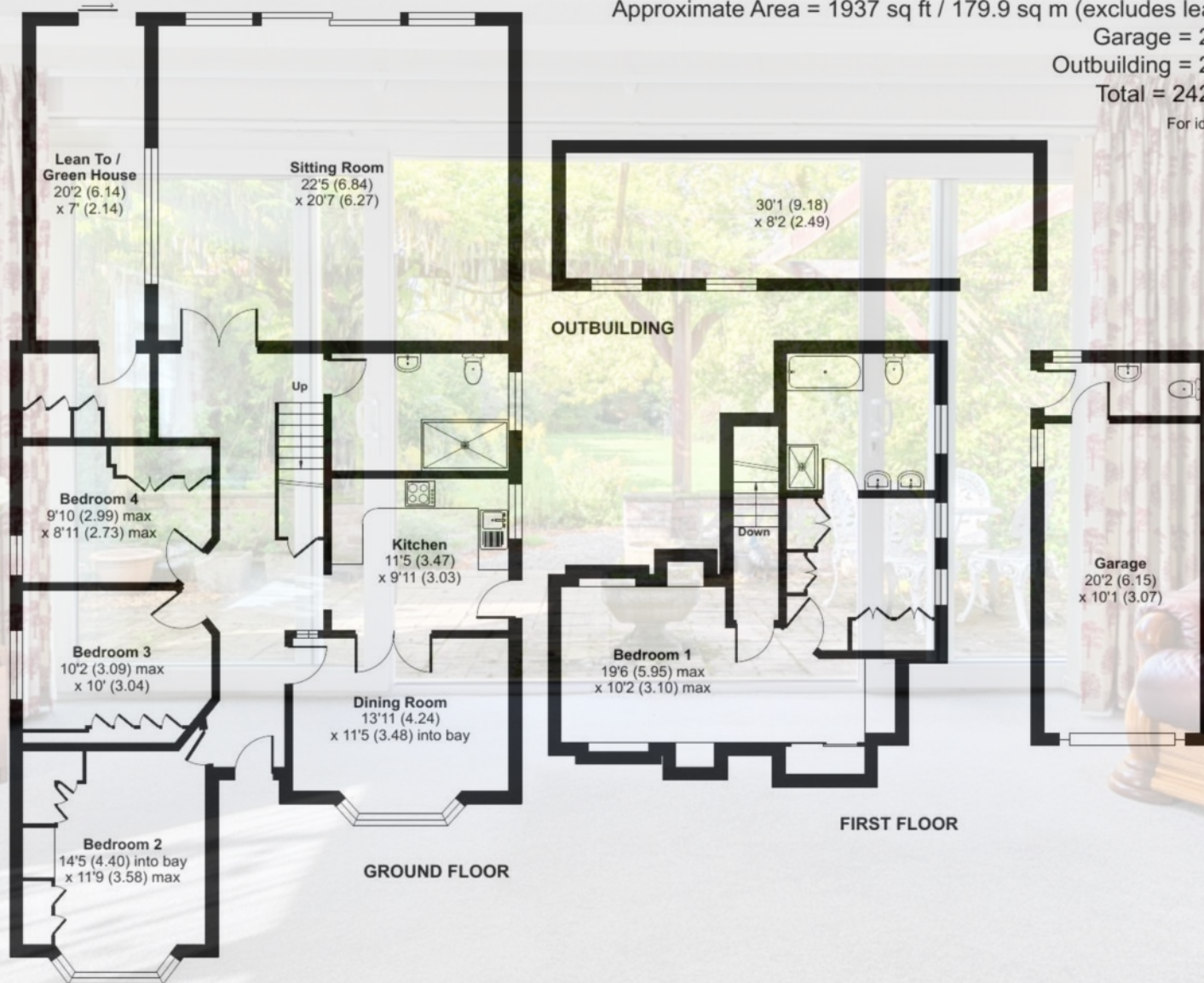
Approximate Area = 1937 sq ft / 179.9 sq m (excludes lean to / green house)

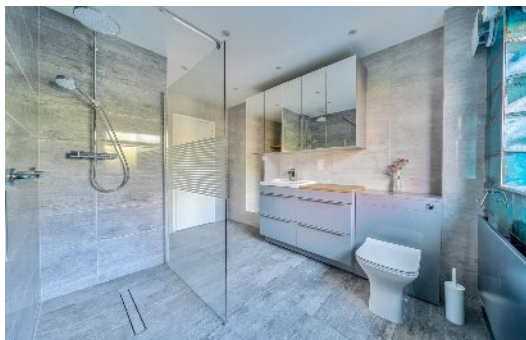
Garage = 243 sq ft / 22.5 sq m

Outbuilding = 246 sq ft / 22.8 sq m

Total = 2426 sq ft / 225.2 sq m

For identification only - Not to scale





The Property

A superb chalet style residence offering exceptionally well-planned and versatile accommodation extending to in excess of 2,000 square feet.

The ground floor is approached via a spacious and welcoming reception hall, leading to an impressive principal living room. This elegant space is enhanced by full-width sliding doors, providing an abundance of natural light and uninterrupted views across the beautifully maintained private garden. The recently refitted kitchen opens via double doors into the adjoining dining room, creating a refined yet practical open plan space for both everyday use and formal entertaining. A useful utility room is conveniently positioned nearby. This floor further comprises three generously proportioned double bedrooms and a recently upgraded shower room.

The first floor is dedicated entirely to the principal suite, providing a superb private retreat. This comprises a spacious bedroom, a well-appointed dressing room offering excellent storage, and a luxurious en suite bathroom incorporating both bath and shower facilities.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

To the front, a private gravel driveway provides generous off-road parking and access to a side driveway offering further parking and access to a detached garage.

The rear garden is a standout feature of the property, offering a wide expanse of lawn bordered by mature planting and well-stocked flower beds. This delightful space is ideal for relaxation or keen gardeners, extending further to a small pond and a landscaped area at the rear.

Beyond the formal garden lies an additional parcel of land, currently serving as a versatile utility and storage yard. This area presents excellent potential for a range of uses and incorporates a substantial outbuilding, which, subject to planning consent, could be adapted for ancillary accommodation or equestrian use, with the added benefit of direct riding access into the New Forest.

In all, the gardens and grounds extend to approximately 0.5 acres.

The Situation

The village of Landford, set within the highly sought-after New Forest, is well regarded for its excellent range of amenities and strong sense of community. Local facilities include an excellent post office and convenience store, a village hall, and a public house, while the surrounding countryside provides outstanding opportunities for walking, cycling, and outdoor pursuits. The area is also well served for education, with schools for all ages nearby and inclusion within the catchment for Salisbury Grammar Schools.

Recreational options are plentiful, with the Hamptworth Golf and Country Club just a short drive away and the New Forest National Park offering an abundance of scenic landscapes to explore. Despite its rural position, Landford benefits from excellent transport links, providing convenient access to Salisbury, Southampton, and Bournemouth.





Additional Information

Energy Performance Rating: D Current: 63 Potential: 81

Council Tax Band: F

Local Authority: Wiltshire

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Broadband with super fast speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider



Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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