



Heather Cottage

*Oakleigh Drive, Landford, Salisbury, SP5 2AT*

SPENCERS  
ROMSEY









# HEATHER COTTAGE

## OAKLEIGH DRIVE • LANFORD

*A rare opportunity to acquire a 5,400 sq ft family home that redefines contemporary luxury and comfort. Nestled within beautifully landscaped gardens, this exceptional property combines striking modern design with everyday functionality, offering a refined yet inviting living experience throughout.*

### Ground Floor

Entrance Hall, Kitchen/Dining/Family Room, Bedroom Three and Four with En-Suites, Games Room/Bar, Sun Room, Utility, Pool House

### First Floor

Sitting Room, Principal Bedroom with Dressing Room, Sauna, Balcony and En-Suite Bathroom, Bedroom Two, Bedroom Five, Family Bathroom, Eaves

### Outside

Private Garden, Off Road Parking, Pool

***Offers In Excess Of £1,250,000***



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## The Property

The main entrance opens into a reception hallway, which transitions into a magnificent triple-aspect kitchen/dining/family room, extending to approximately 39 feet by 36 feet and offering an ideal environment for both refined entertaining and comfortable day-to-day living.

This magnificent space is illuminated by natural light and features a stylish kitchen fitted with a range of contemporary units with breakfast bar, built-in Neff appliances and polished quartz worksurfaces. A substantial central island provides a focal point for culinary preparation and social interaction, with additional high-specification features including an integrated Teppanyaki grill, built-in coffee machine, and wok burner to enhance both functionality and luxury.

Adjoining the superb living space is a bright and tranquil sunroom offering views of the gardens and pool and a useful and fully fitted utility room.

Another door opens into a dedicated games room, complete with a fitted bar, which adds further versatility and creates an ideal setting for entertaining or relaxed recreation. Further rooms to this level include two generously sized double bedrooms providing comfortable accommodation for guests or family members. The larger of the two bedrooms includes an ensuite and walk-in wardrobe and offers excellent potential to be converted into a self-contained annexe.

A separate pool house accessed externally and featuring its own shower and toilet completes the ground floor layout.

A sweeping cantilever staircase to the first floor and a stunning sitting room with a vaulted bay window enjoying panoramic views and abundant natural light. There are three further bedrooms to this level, including a luxurious principal suite with a walk-in wardrobe, a spa-style ensuite, and a private sauna, creating the ultimate retreat. The remaining two bedrooms on this level are served by an opulent family bathroom.

A well-positioned balcony overlooks the garden and pool, providing a peaceful space to enjoy the serenity of Landford.











# Oakleigh Drive, Landford, Salisbury, SP5

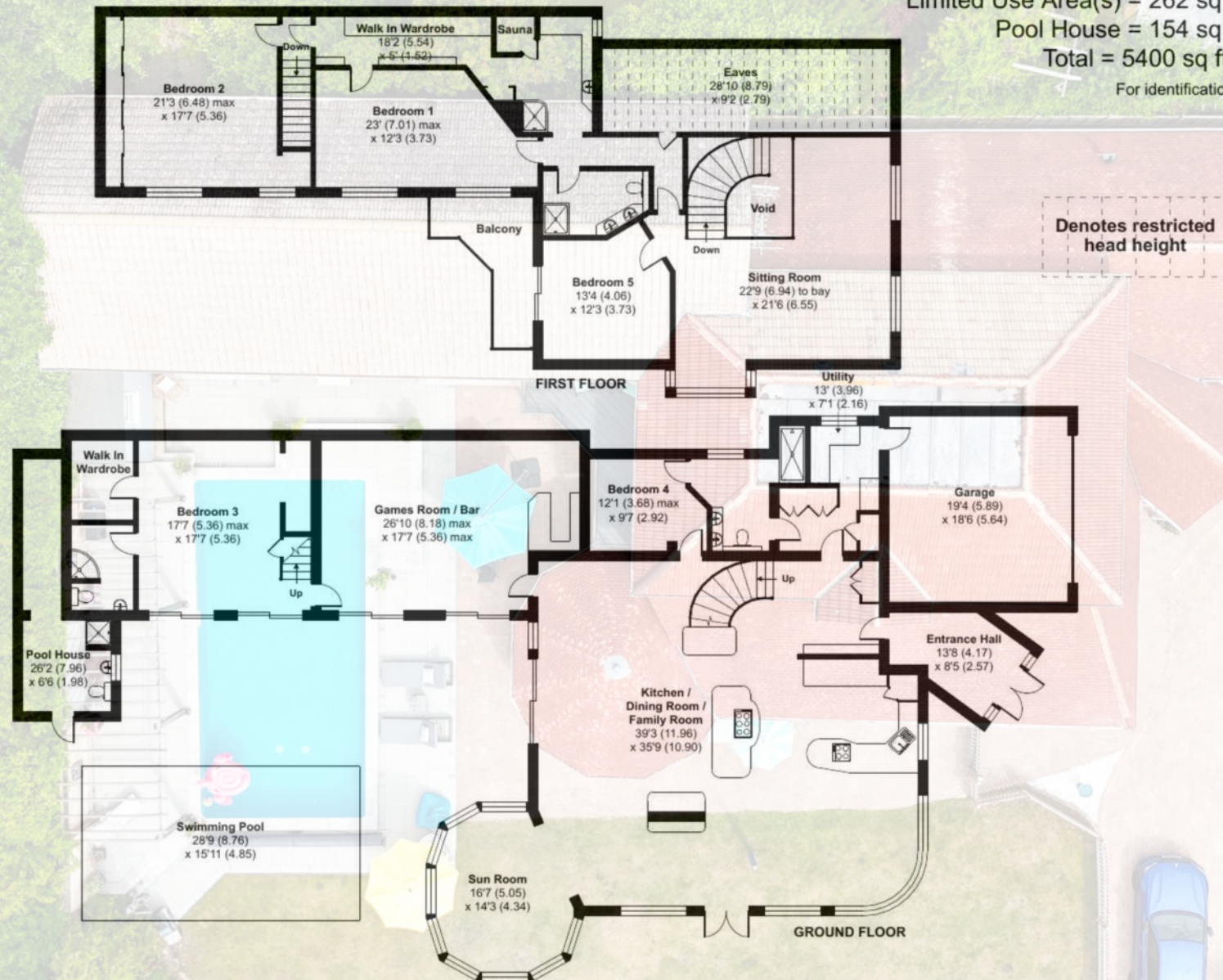
Approximate Area = 4984 sq ft / 463 sq m (includes garage and excludes void)

Limited Use Area(s) = 262 sq ft / 24.3 sq m

Pool House = 154 sq ft / 14.3 sq m

Total = 5400 sq ft / 501.6 sq m

For identification only - Not to scale







## Outside

A large, paved driveway provides off-road parking for multiple vehicles as well as access to an integrated double garage.

The property continues to impress with its landscaped gardens and an elegant pool area, enhanced by a contemporary pergola and newly installed porcelain tiles, perfect for both relaxing and entertaining.

In total, the gardens and grounds attributed to the property extend to approximately 0.28 acres.

## The Situation

Tucked along the Wiltshire, Hampshire border, Landford is a picturesque village that offers the rare blend of countryside charm and practical convenience. Set within the stunning New Forest National Park, the village enjoys a peaceful rural backdrop while remaining within easy reach of both Salisbury and Southampton. The village features a variety of local amenities, some of which are hidden gems known mainly to residents, including the The Lamb pub and well-renowned French restaurant, Les Mirabelles. A well-stocked local shop, Post Office and a popular primary school are all located within Nomansland, the adjoining village. Landford has increasingly attracted families and professionals alike, drawn by its excellent transport links and access to the sought-after Salisbury grammar schools. While the community has evolved over time, it continues to offer a welcoming, close-knit environment where neighbourly spirit still thrives.











## Additional Information

Energy Performance Rating: C Current: 73 Potential: 78

Council Tax Band: G

Local Authority: Wiltshire Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Superfast download speeds of up to 80 Mbps available at the property (Ofcom).

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

## Property Video

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



## Viewing

By prior appointment only with the vendors agents Spencers Property.

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 or 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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