



**The Coach House**

*Stock Lane, Landford, Salisbury, SP5 2EW*

**SPENCERS**  
ROMSEY





# STOCK LANE

## LANDFORD • SALISBURY

*An exquisite and unspoilt example of a meticulously restored 17th-century coach house and stables. This Grade II listed home offers approximately 3,300 sq ft of beautifully arranged accommodation and is set within about 0.4 acres of secluded, meticulously maintained gardens, nestled in the idyllic and tranquil setting of Landford Wood.*

### Ground Floor

Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Library, Utility Room, Cloakroom

### First Floor

Four Bedrooms, Three Bathrooms, Snug, Dressing Room

### Outside

Driveway, Double Garage with Store Area, Landscaped Grounds

**Guide Price £1,250,000**



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## The Property

The Coach House is an exceptional historic residence, with its earliest parts dating back approximately 400 years. Rich in character, the property showcases an abundance of period features that blend seamlessly with modern comforts, including full underfloor heating.

An exquisite and unspoilt example of a meticulously restored 17th-century coach house and stables, this Grade II listed home is set within beautifully maintained, secluded gardens in the idyllic and tranquil setting of Landford Wood.

The principal rooms retain a wealth of original features, such as exposed timbers, brickwork and Quatrafoil windows. A substantial entrance hall creates a striking first impression, while the superb flow and versatility of the accommodation help distinguish this property from many other period homes. There are four elegant reception rooms comprising a formal sitting room with an inviting fireplace, a library, an impressive dining room with French doors to the rear terrace, and a sizeable office or snug.



The central kitchen and breakfast room is a standout feature, stylishly appointed with sleek Quartz worksurfaces, extensive contemporary cabinetry, quality integrated appliances, a pantry, and a generous central island, creating an ideal space for everyday dining and entertaining. A cloakroom completes the ground floor layout.

The first floor offers four beautifully presented double bedrooms, including two substantial bedroom suites, each featuring vaulted ceilings, superb en-suite shower rooms featuring Jacuzzi steam showers and extensive built-in storage. The remaining bedrooms are served by a luxurious family bathroom. A rear gallery provides a peaceful retreat, perfect for quiet relaxation.





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Approximate Area = 3266 sq ft / 303.4 sq m

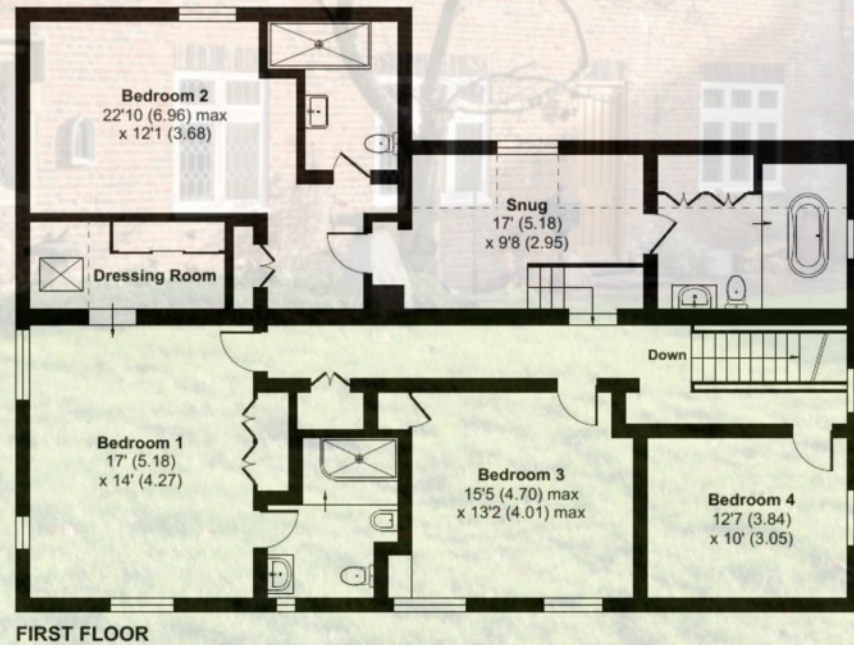
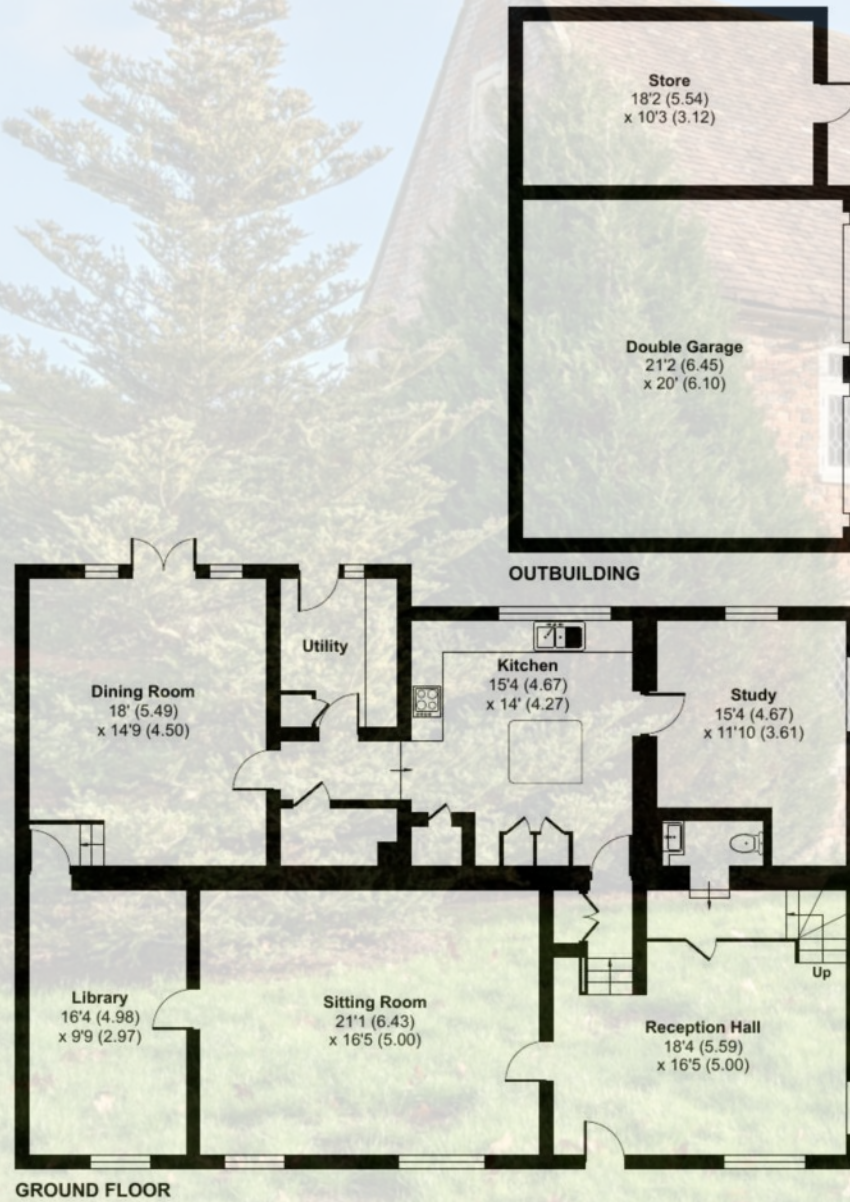
Limited Use Area(s) = 98 sq ft / 9.1 sq m

Garage = 423 sq ft / 39.2 sq m

Outbuilding = 188 sq ft / 17.5 sq m

Total = 3975 sq ft / 369.3 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to ©n/checom 2025 by a third party.  
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## Outside

A sweeping driveway provides ample parking for multiple vehicles and access to the timber-framed double garage and storage area, which can be converted back into a triple garage if desired. Further parking spaces are available to the rear.

The established grounds encircle the home and have been thoughtfully landscaped and maintained. Mature hedging and tree-lined boundaries offer excellent privacy. The front garden features a wide lawn framed by vibrant, well-stocked borders that provide year-round colour and interest. The rear garden is designed for low maintenance, with a discreet entertaining terrace surrounded by structured planting.

## The Situation

The property enjoys a rural position amidst rolling countryside within the New Forest National Park, between Salisbury and Southampton, with numerous footpaths offering picturesque walks. Nearby Landford and Wellow provide a range of local amenities, including an active village hall, three churches, village stores, a farm shop, three pubs, and several golf clubs within close reach.

Salisbury and Southampton are easily accessible via the A36, offering extensive shopping, dining, and leisure opportunities. Road connections are excellent, with the M27 situated just over six miles away. Rail links to London are available from Romsey and Salisbury.

The property is also ideally located for access to a wide selection of schools. Landford offers an early years school and nursery, and primary schools can be found in Landford (rated SIAMS Excellent), Wellow, and nearby Nomansland. A secondary school is located seven miles away in Downton, and the independent Embley School is just eight miles distant. Further renowned schools in the area include Bishops Wordsworth and South Wilts Grammar Schools, Salisbury Cathedral School, Chafyn Grove, Leehurst Swan, Godolphin School and its Preparatory School.





## Additional Information

Energy Performance Rating: F Current: 37 Potential: 71

Council Tax Band: G

Local Authority: Wiltshire

Tenure: Freehold

Heating: Oil fired central heating and underfloor heating

Services: Mains water, and electric

Drainage: Public

Broadband: Superfast speeds available

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

Listing Status: Grade II Listed

## 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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