



30 Beech Grange

Landford, Salisbury, SP5 2AN

SPENCERS
ROMSEY





A three bedroom detached residence set in a pleasant cul-de-sac in the highly sought-after New Forest village of Landford. The property is offered with no forward chain and further benefits from off road parking, a car port and a garage.

Ground Floor

Entrance Porch, Hallway, Sitting Room, Kitchen/Dining Room, Conservatory, Bedroom Three, Shower Room

First Floor

Two Double Bedrooms, Family Bathroom

Outside

Front and Rear Gardens, Off Road Parking, Carport and Garage

Guide Price £450,000



FLOOR PLAN

30 Beech Grange, Landford, Salisbury, SP5 2AN

Approximate Area = 1487 sq ft / 138.1 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

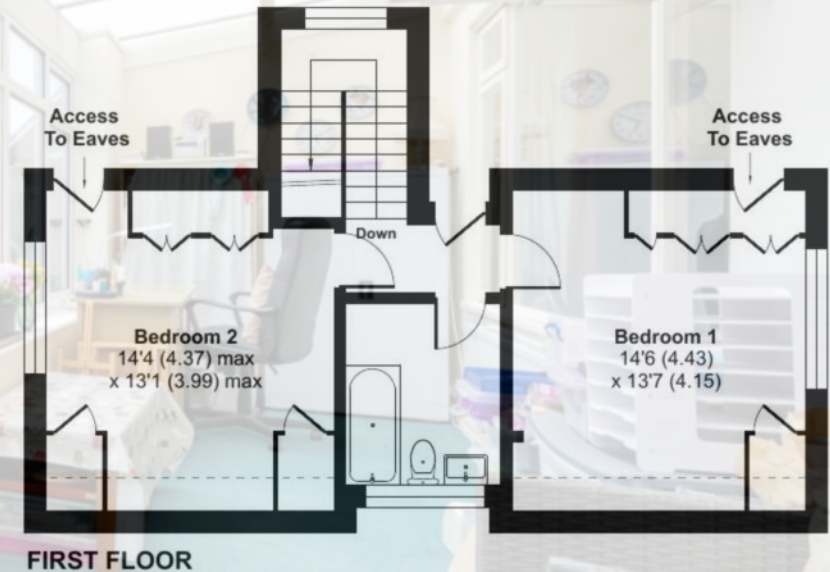
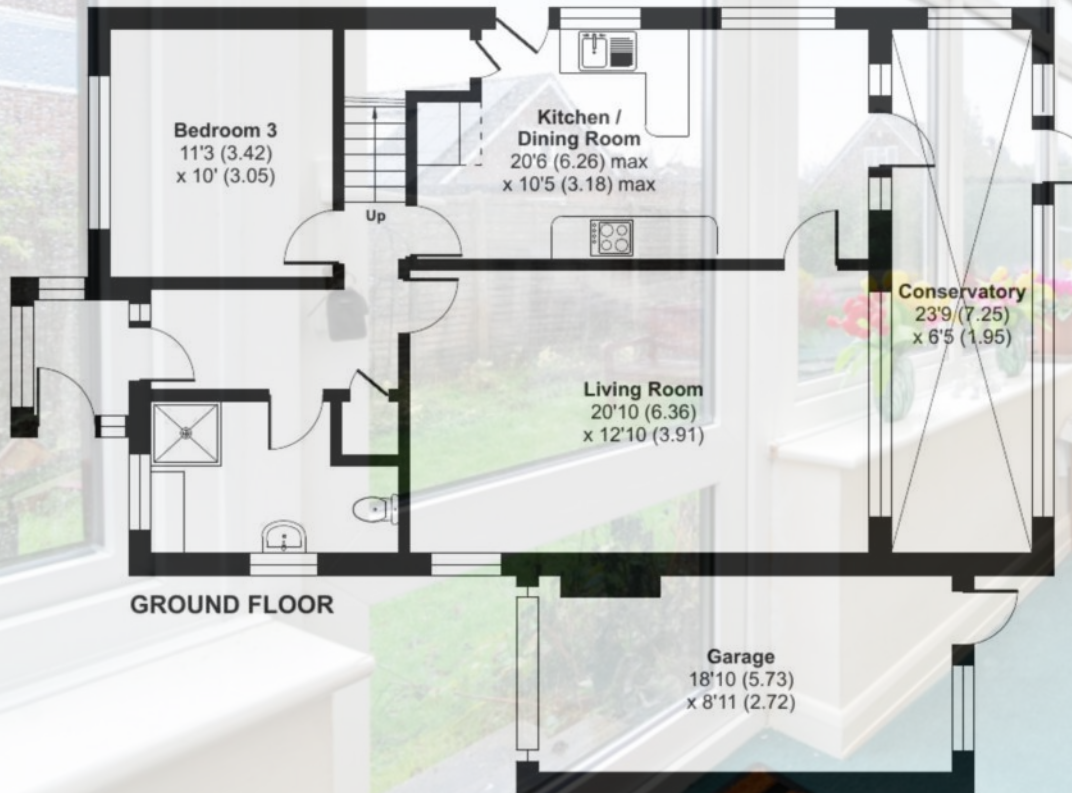
Garage = 168 sq ft / 15.6 sq m

Total = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Denotes restricted head height





The Property

Available for the first time in forty years, this charming and much loved home enjoys a favourable position within the highly regarded location of Beech Grange in Landford.

The ground floor accommodation comprises a welcoming entrance porch and hallway linking to a comfortable, double aspect sitting room and a good size kitchen/dining room with fitted storage units and appliances. Also accessed from the hallway is a ground floor bedroom and separate shower room. A conservatory overlooking the rear garden and extending the full width of the property completes the ground floor layout.

On the first floor, a small landing area links to two double bedrooms overlooking the front and rear aspects respectively, and a family bathroom. Both bedrooms offer built-in wardrobe storage.

NB. The property is offered with no onward chain



Property Video

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





Outside

To the front of the property is a good size lawn garden flanked by planted borders and a driveway providing off road parking and access to a carport and a garage. The rear garden is laid to level lawn for ease of maintenance with fence panel borders.

Location

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.



Directions

Proceed up the A36 towards Salisbury, turning left just after The Landford Poacher Public House and Restaurant onto the Lyndhurst Road (B3079 signposted Bramshaw, Landford and Hamptworth). Proceed into Landford, passing the village shop on your right and Beech Grange can then be found shortly after on your left hand side.



Additional Information

EPC: D Current: 63 Potential: 72

Council Tax Band: E

Local Authority: Wiltshire

Tenure: Freehold

Services: All mains services connected

Heating: Gas central heating

Superfast broadband available at the property (Ofcom)

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



Important Information

Spencers of The New Forest 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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