



Nursery Farm Cottage

Stock Lane, Landford, Salisbury, SP5 2ER

SPENCERS
ROMSEY





A Charming 18th Century Country Home tucked away in the sought-after village of Landford Wood, this exceptional detached home dates back to c.1750 and has been sympathetically modernised by the current owners. The result is a residence that blends timeless character with stylish contemporary touches, all set within grounds approaching one acre.

Ground Floor

Entrance Hallway • Sitting Room • Cloakroom • Snug • Utility Room
Shower Room • Kitchen • Dining Room • Oak Room • Bedroom Three

First Floor

Principal Bedroom with En-suite • Balcony and Walk-In Wardrobe
Bedroom Two • Landing

Second Floor

Mezzanine • Boarded Attic Storage

Outside

Spanish Garden • Driveway Parking • Double Garage • Triple Garage
Workshop • Storeroom • Swimming Pool

Guide Price £1,395,000



FLOOR PLAN

Nursery Farm Cottage, Stock Lane, Landford, Salisbury, SP5

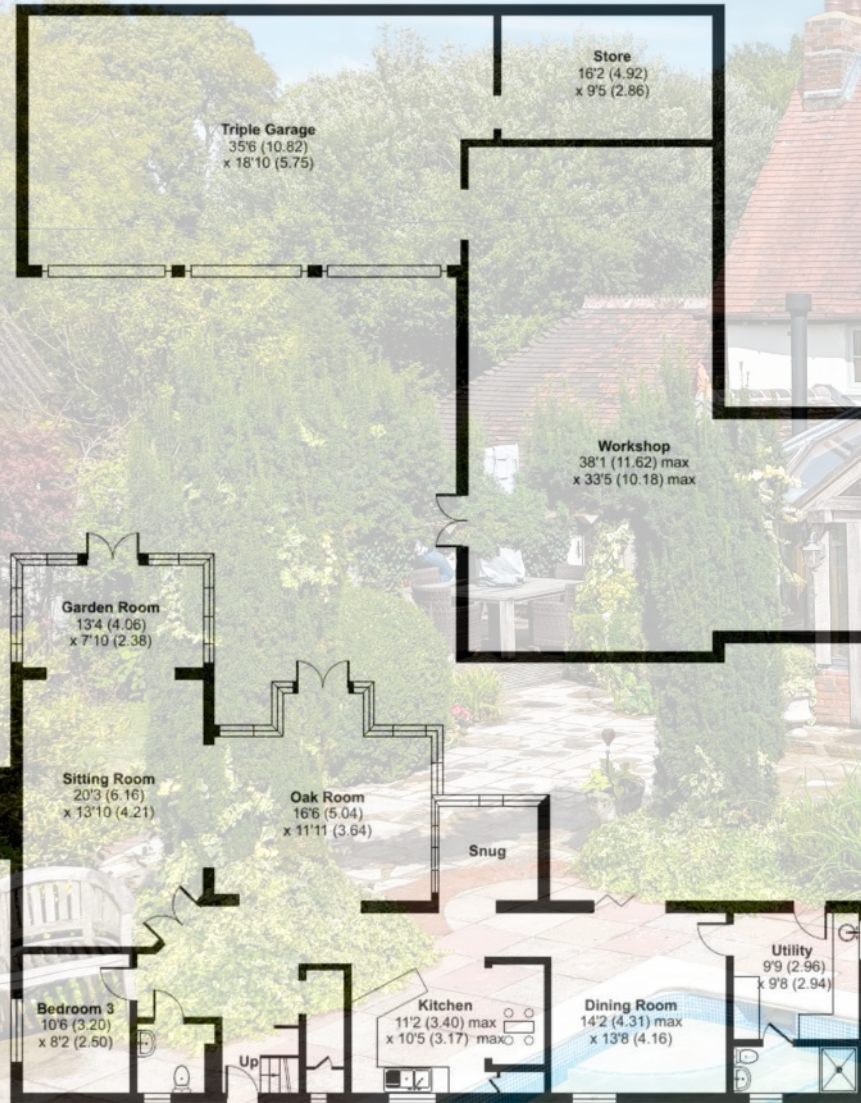
Approximate Area = 2525 sq ft / 234.5 sq m

Limited Use Area(s) = 182 sq ft / 16.9 sq m

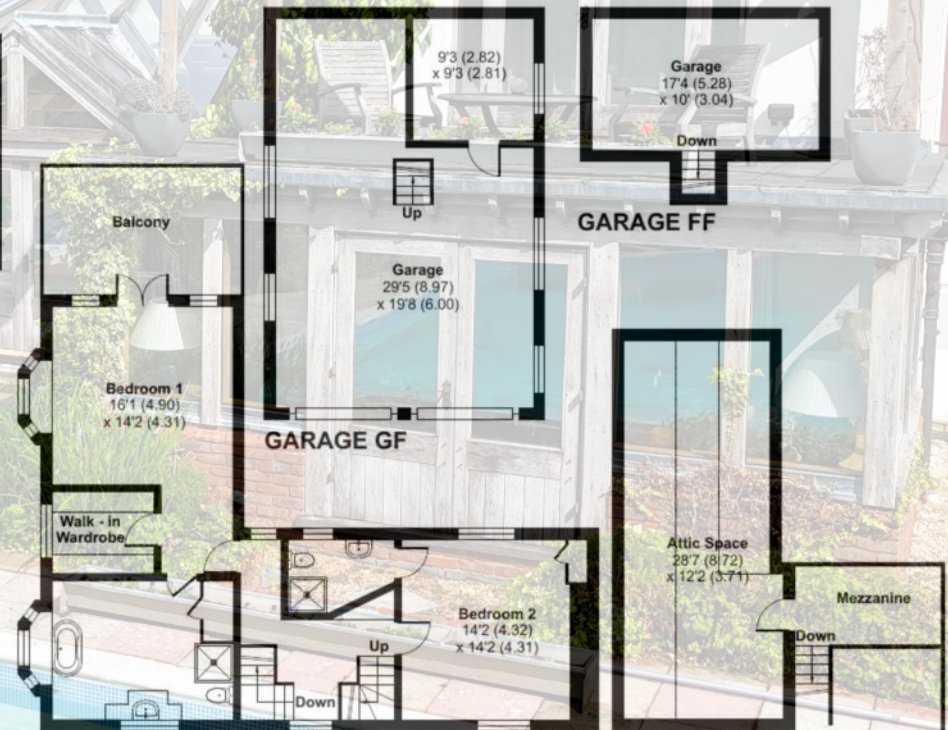
Garage = 2522 sq ft / 234.3 sq m

Total = 5229 sq ft / 485.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR





The Property

A Charming 18th Century Country Home in Landford Wood tucked away in the sought-after village of Landford Wood, this exceptional detached home dates back to c.1750 and has been sympathetically modernised by the current owners. The result is a residence that blends timeless character with stylish contemporary touches, all set within grounds approaching one acre. With mature borders providing complete privacy, the property offers a secluded retreat in the heart of the countryside.

Accommodation

The property opens with a striking oak-framed porch leading into a welcoming entrance hall, where exposed beams, brickwork, period cast iron radiators and porcelain tiled flooring set the tone for the home's charm and period.

The generous sitting room is centred around a magnificent Inglenook fireplace with log-burning stove, extending into a garden room with views over the pool and Spanish garden. From here, access leads to a superb oak and glass room, complete with feature log burner and French doors opening onto the rear terrace.



The farmhouse-style kitchen, with granite work surfaces, butler sink and pine cabinetry, includes a second Inglenook fitted with a double extractor hood and accommodates a large range cooker. A snug adjoins the kitchen, offering a cosy seating area, while an archway opens into the dining room where bi-fold doors extend the living space seamlessly to the external patioed terrace. A practical Utility Room with Shower Room, Bedroom Three, and Cloakroom complete this level.



An oak staircase rises to a spacious first floor landing, currently used as a study area. The principal bedroom suite features a walk-in wardrobe, en-suite bathroom, and balcony with wonderful views across the gardens, swimming pool, and countryside beyond. A second double bedroom boasts a vaulted ceiling with exposed beams and brickwork, while the mezzanine level above provides additional storage with potential for conversion (STPP).



Outside

Approached via twin electric gates with an in-and-out drive, the property provides extensive parking alongside a double garage with loft storage and scope for annexe conversion (STPP). An outstanding 38' x 33' workshop with a three-phase power supply, accompanied by an adjoining triple garage, offers exceptional versatility for both hobby and business use.

The beautiful grounds extend to an acre, incorporating formal lawns, a pond-side seating area, and multiple terraces for outdoor entertaining. An air source heated swimming pool with fitted cover completes the setting, creating a superb private retreat.

The Situation

Nursery Farm Cottage is set within the charming rural setting of Landford Wood. The New Forest National Park is close by, offering miles of open countryside to explore, while the nearby village of Landford provides everyday amenities including local shops, traditional pubs, a church, and a primary school. The property is ideally placed for commuters, with the A36 giving easy access to both Salisbury and Southampton (each around 9 miles away), and it also falls within the catchment area for the well-regarded Salisbury Grammar Schools.

Property Video

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





Additional Information

Energy Performance Rating: F Current: 35 Potential: 61

Council Tax Band: G

Local Authority: Wiltshire

Tenure: Freehold

Heating: Gas central heating

Services: Water and electric

Drainage: Public

Broadband: FTTC and broadband with standard 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:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk