



Glevida

Partridge Hill, Landford, Salisbury, SP5 2BB

SPENCERS
ROMSEY





PARTRIDGE HILL

LANDFORD • SALISBURY

This generously proportioned five-bedroom detached family home occupies an impressive 0.7-acre plot and has recently undergone a substantial refurbishment, resulting in a beautifully modernised and highly functional home perfectly suited to contemporary living. With the addition of a swimming pool and a superb 521sqft gym, the property makes exceptional use of its expansive grounds.

Ground Floor

Lobby, Study, Kitchen, Dining Room, Sitting Room, Shower Room, Utility Room

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom

Outside

0.7-Acre Plot, Garden, Sheds, Swimming Pool, 521sqft Gym, BBQ Shack

Guide Price £975,000



3



5



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The Property

Upon entering the property, you are welcomed via an internal lobby, complete with a practical boot and coat room. Beyond this, a thoughtfully designed alcove provides a convenient home working space. The hallway leads through to a stylish kitchen, finished with Italian tiled flooring and overlooking the rear garden, which forms the majority of the plot. The kitchen is well-equipped with quartz work surfaces, a comprehensive range of base and wall mounted units and high-quality integrated appliances including a double oven, fridge/freezer, dishwasher, induction hob, drinks cooler, and a porcelain sunken sink. A central island creates an informal breakfast area, perfect for family gatherings and entertaining.

A separate utility room offers additional space for laundry appliances. The first reception room, currently used as a dining room, is particularly impressive in scale, measuring 22'10 x 20'1, and benefits from access to a family shower room. Beyond this, the spacious sitting room completes the ground floor, measuring 24' x 13', providing a comfortable and inviting space for relaxation. Stairs rise from the dining room to the first-floor landing.



Upstairs, the landing leads to five bedrooms. Bedrooms one through four are all well-proportioned doubles, while bedroom five is currently arranged as a single room, offering flexibility for use as a nursery, office, or dressing room. There is potential to reconfigure this space to create an en-suite or walk-in wardrobe, subject to requirements. The principal bedroom, along with bedrooms two and three, benefit from fitted storage. A family bathroom serves all bedrooms.

Property Video

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







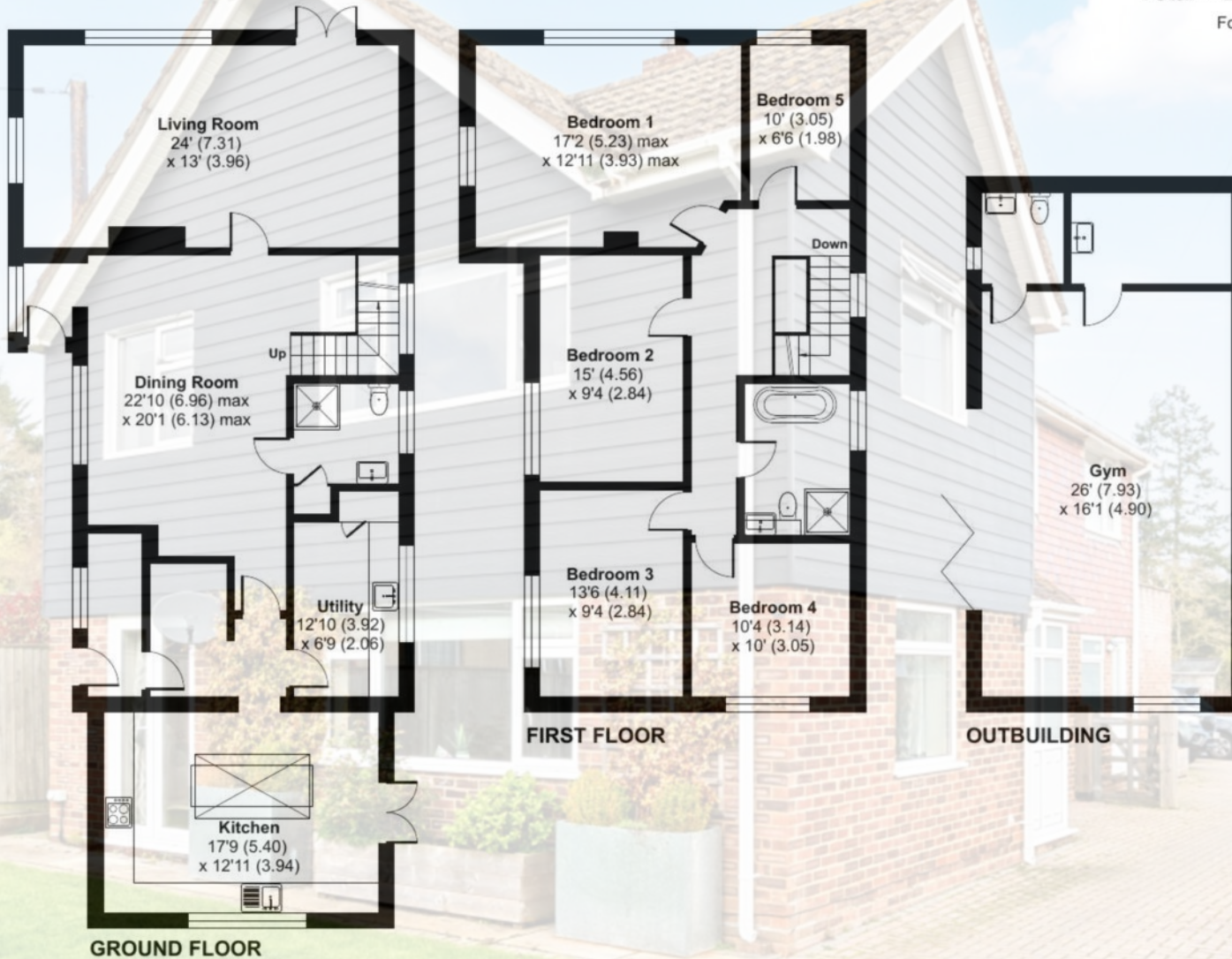
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Approximate Area = 1969 sq ft / 182.9 sq m

Outbuilding = 521 sq ft / 48.4 sq m

Total = 2490 sq ft / 231.3 sq m

For identification only - Not to scale

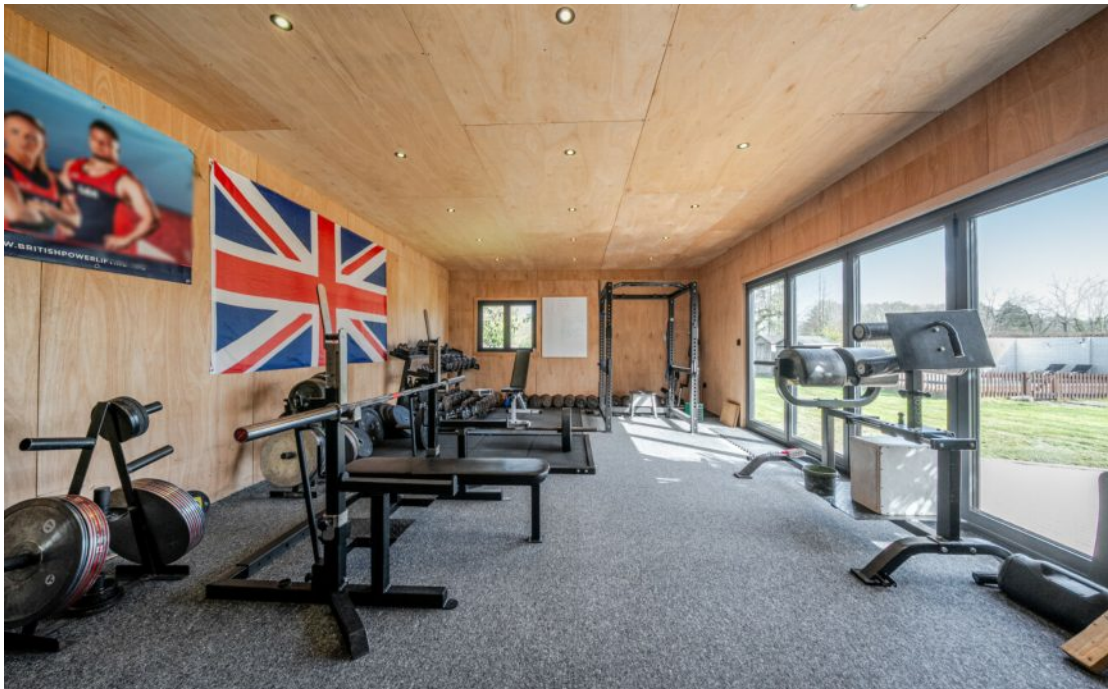




Outside

Externally, the property truly excels. The extensive plot wraps around the home, with the front garden combining lawn and a spacious driveway, including additional parking and a turning point. The driveway continues to the rear, where further ample parking is available. The majority of the grounds are laid to lawn, complemented by patio seating areas ideal for outdoor dining and entertaining. A standout feature is the 521sqft gym, added by the current owners, which offers excellent potential for conversion into an annexe or home office (subject to the necessary permissions). The gym is already equipped with plumbing, including a toilet and sink. A fully equipped BBQ shack, complete with a roof and electricity, provides a fantastic year-round entertaining space. The swimming pool adds further appeal, particularly during the warmer months, while three garden sheds offer practical outdoor storage solutions.

This is a rare opportunity to acquire a substantial and versatile family home set within generous grounds, combining modern living with exceptional outdoor amenities.



The Situation

Situated on the edge of the picturesque New Forest National Park, the village of Landford offers an enviable balance of rural charm and everyday convenience. Surrounded by beautiful countryside, Landford is ideal for those seeking a peaceful lifestyle without sacrificing accessibility. The village itself benefits from a strong sense of community and provides a selection of local amenities, including a well-regarded primary school, village shop, public houses, and a recreation ground. For more comprehensive facilities, the nearby market town of Romsey offers an excellent range of shops, cafés, and restaurants, alongside schooling for all ages. For commuters, Landford is particularly well positioned, with easy access to the M27 and M3 motorway networks, providing convenient links to Southampton, Winchester and beyond. Mainline railway services are available from nearby stations, offering direct routes to London. Outdoor enthusiasts are especially well catered for, with the vast open spaces of the New Forest quite literally on the doorstep, offering endless opportunities for walking, cycling, and horse riding. The nearby Southampton Water and south coast also provide access to a range of leisure and sailing activities.





Additional Information

Energy Performance Rating: D Current: 66 Potential: 76

Council Tax Band: G

Local Authority: Wiltshire

Tenure: Freehold

Heating: Gas Central Heating

Services: All Mains Services Connected

Drainage: Public

Broadband: Ultra fast broadband speeds available at the property (Ofcom)

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

Directions

From Spencers Estate Agent Romsey, proceed on foot towards Market Place/The Hundred and turn left onto The Hundred (B3398), continuing along this road for approximately 0.2 miles.

At the junction, use any lane to turn right onto Palmerston Street (B3398), then continue for a short distance to the roundabout. Take the third exit onto the A27/A3090 (Bypass Road), following signs for Salisbury, and remain on the A3090 for around 3 miles.

Upon reaching Ower Roundabout, take the third exit onto Salisbury Road (A36), continuing northbound for approximately 3.7 miles. The destination, located in Landford (postcode SP5 2BB), will be found on the right-hand side.

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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