



Heatherlands

*Salisbury Road, Plaitford, Romsey, SO51 6EE*

SPENCERS  
ROMSEY







# SALISBURY ROAD

## PLAITFORD • ROMSEY

*A magnificent architect designed home finished to an exacting specification on the northern fringes of the New Forest National Park. This wonderful home is set in sumptuous grounds extending to 5.5 acres and further benefits from direct access onto the open New Forest.*

### Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Double Bedroom, Study/Office, Utility Room, Cloakroom

### First Floor

Principal Bedroom With Dressing Room & En-Suite Shower Room, Guest Bedroom With En-Suite Shower Room, Two Additional Bedrooms, Family Bathroom

### Outside

Detached Triple Garage Complex With Wood Store, Additional Garage, Gated And Secure Off Road Parking, Gym/Home Office, Timber Outbuilding

**Guide Price £1,700,000**



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## The Property

Heatherlands is a stunning, bespoke modern home that immediately captivates with its striking architectural design. The façade seamlessly blends brick, oak, and glass, creating a sophisticated yet warm aesthetic. A standout feature is the full-height gable end window, which not only enhances the home's contemporary appeal but also floods the interior with natural light.

Inside, the impressive entrance hall is a real focal point featuring a vaulted ceiling, galleried landing, a contemporary wood burner, and a striking floating, cantilever staircase. From here, doors open into a triple aspect sitting room with large bay window and bi-fold doors to the rear, and a truly impressive kitchen/dining area fitted with a sleek and stylish range of contemporary cupboards, high end built-in appliances, stone worksurfaces and a complementing island unit/breakfast bar. Set off the main entrance hall is a small inner hallway, which in turn links to a fifth bedroom with bay window, a study/office, utility room and a cloakroom.

Upstairs, the sense of luxury continues with a generous landing leading to four well-appointed bedrooms. The standout principal suite boasts French doors opening onto a Juliet balcony with picturesque garden views, along with a private en-suite shower room and a stylish dressing room. A second guest bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by an elegant family bathroom.

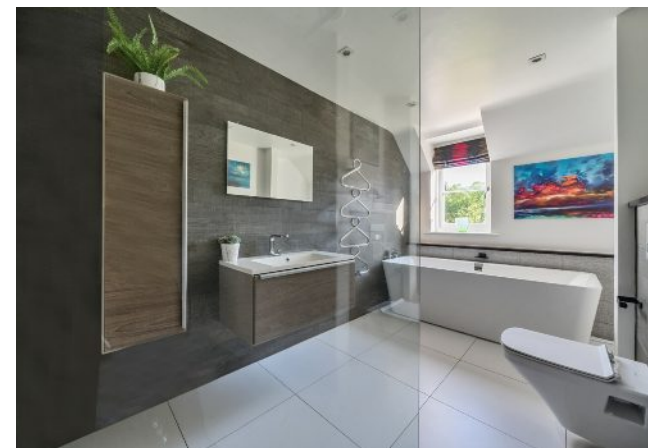
Constructed to a high specification, the property offers an array of cutting-edge features designed to meet the expectations of a modern homeowner. These include underfloor heating, a high-pressure hot water system, mood lighting, a built-in sound system, CCTV, and a NEST smoke alarm system linked to smartphones.

**NB. The property benefits from 'Granted Planning Permission' for the creation of a new and private driveway from the road.**











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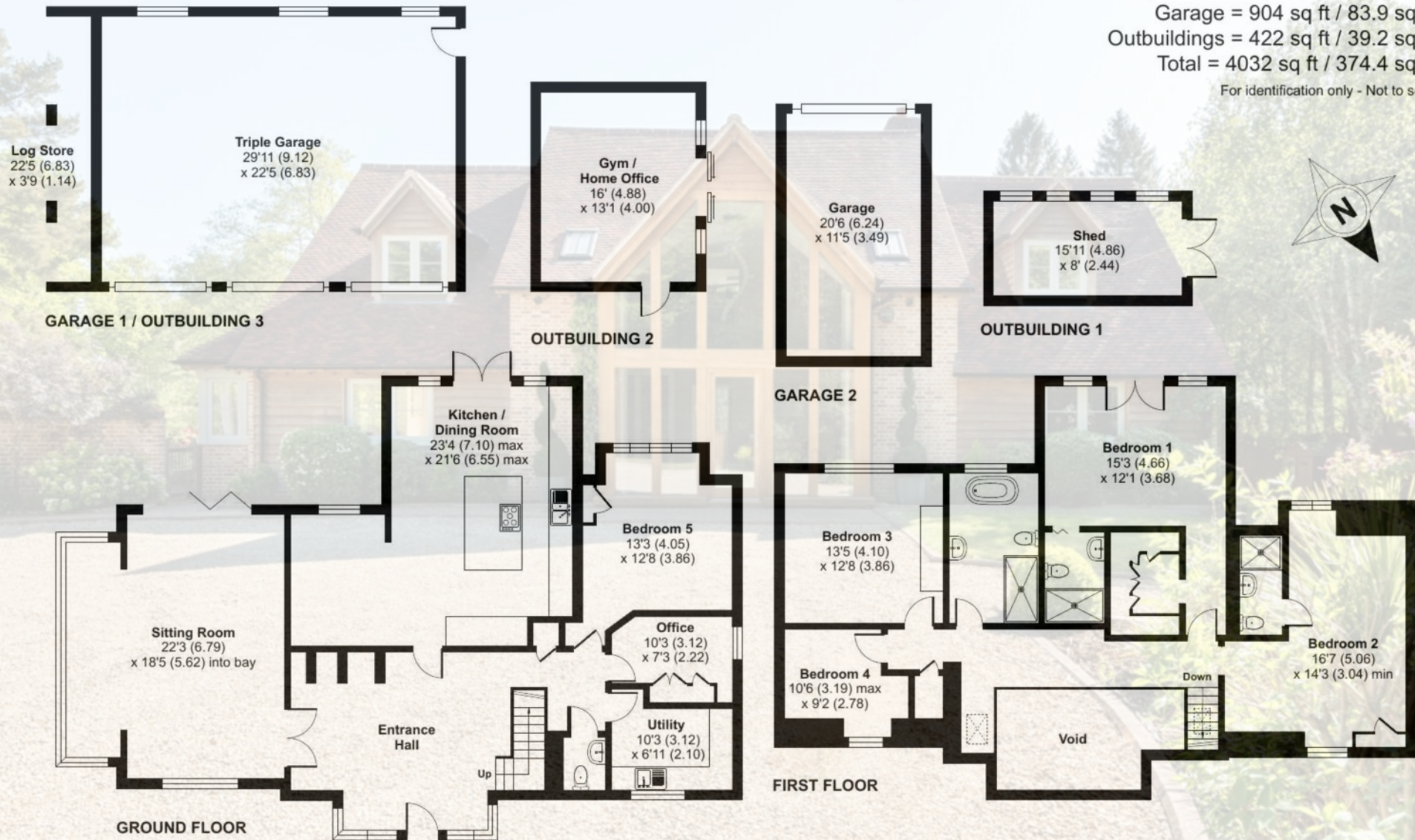
Approximate Area = 2706 sq ft / 251.3 sq m (excludes void)

Garage = 904 sq ft / 83.9 sq m

Outbuildings = 422 sq ft / 39.2 sq m

Total = 4032 sq ft / 374.4 sq m

For identification only - Not to scale







## Outside

The home harmonizes beautifully with its picturesque setting, providing garden views from the main reception areas and access to the rear terrace and landscaped grounds through bi-fold doors.

The extensive outdoor space boasts verdant lawns, tranquil woodlands, and two charming ponds with small islands, fostering a thriving habitat for wildlife. A field gate opens directly into the breathtaking New Forest National Park, enhancing the property's connection to nature. Adding to its appeal, Heatherlands features a triple garage, an additional standalone garage, and a generously sized garden cabin, offering a perfect blend of contemporary comfort and serene countryside living.

## The Situation

Plaitford is a sought after village set on the norther fringes of the New Forest National Park. The village offers a range of local amenities, including a church, village hall and a popular public house, The Shoe Inn. The nearby market town of Romsey (6 miles) provides a further range of amenities including leisure facilities, an excellent range of state and private schooling for all ages, a theatre and a range of shops for every day needs, including Waitrose and Aldi supermarkets. The larger centres of Southampton and Salisbury are accessed via the A36 and the M27 and the cathedral city of Winchester is also within easy driving distance.











## Additional Information

Energy Performance Rating: C Current: 79 Potential: 93

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas central heating

Services: Mains water, gas and electric

Drainage: Private

Conservation Area: Yes

Broadband: Broadband with speeds of approximately 42 Mbps (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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