



Bees Haven

Landford, Salisbury, SP5 2DW

SPENCERS
ROMSEY



23 Acres

Note: This is not the property boundary. It is shown for demonstration of access only.



A rare and exciting opportunity to acquire a beautifully secluded home set within approximately 23 acres of diverse and picturesque grounds. Tucked away at the end of a private track and completely hidden from view, this unique property offers exceptional privacy, natural beauty, and income potential.

Bungalow

Kitchen/Living Room, Bedroom One, Bedroom Two, Bedroom Three, Separate W/C, Family Shower Room

Outside

Private Off-Road Parking, Rear Garden, Approximately 23 Acres of Land, Detached Barn, Large Pond, Woodland



Guide Price £750,000



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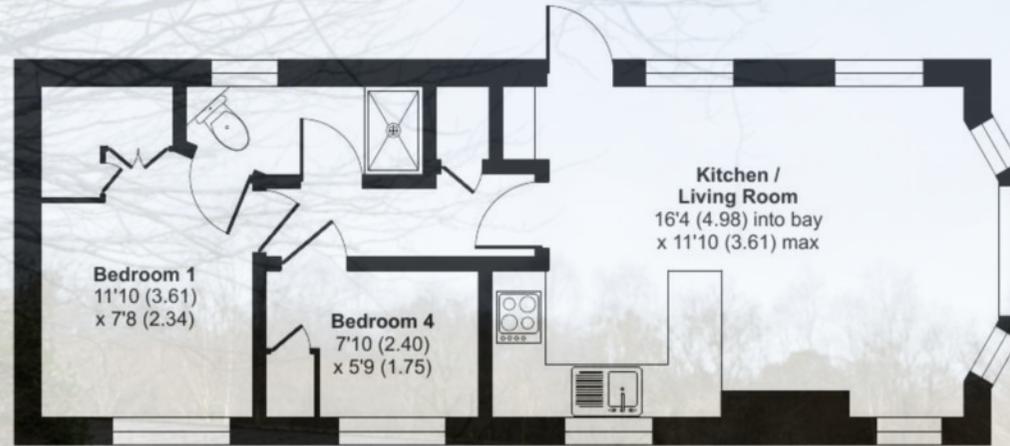


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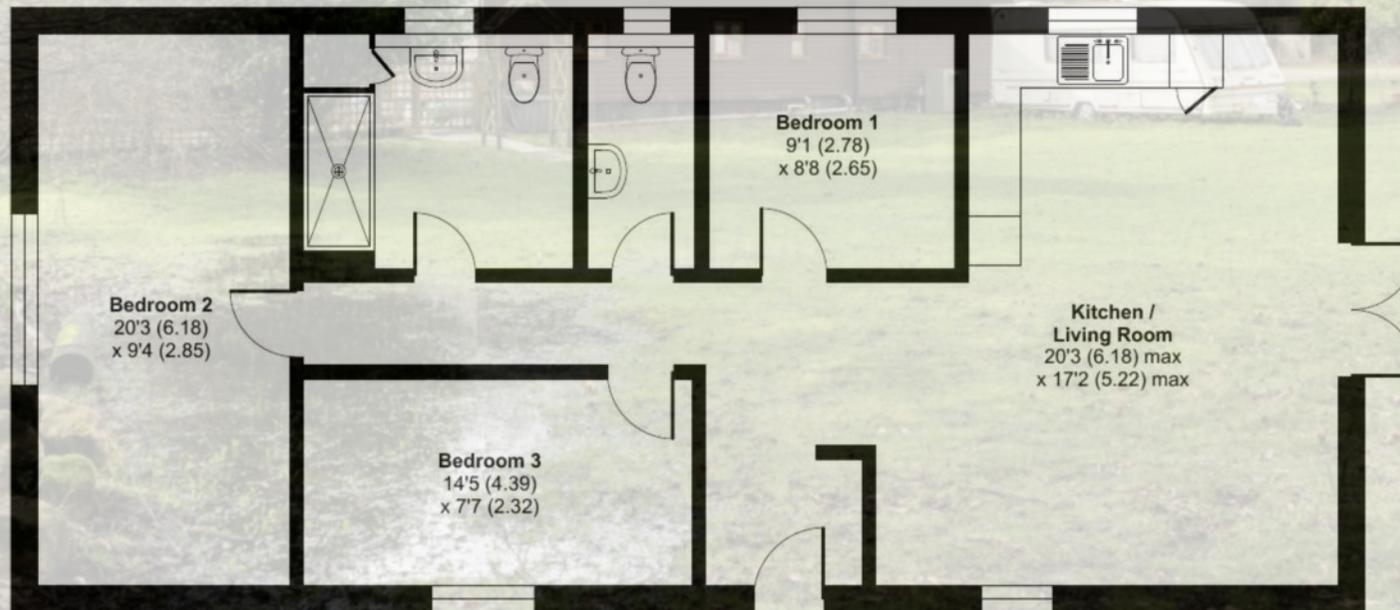
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Approximate Area = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



GROUND FLOOR 2



GROUND FLOOR 1





The Bungalow

The detached three-bedroom bungalow sits comfortably within its expansive grounds, enjoying peaceful views across woodland and open fields. The accommodation comprises three generous double bedrooms, a family shower room, and a separate WC. A spacious 20'3 x 17'2 kitchen/living room creates a bright and welcoming space ideal for modern living. The well-appointed kitchen provides ample storage and space for white goods, while the living area features a charming log-burning stove, creating a cosy focal point. French doors open directly onto the patio, connecting indoor and outdoor living.

Location

Nestled on the north-eastern edge of the breathtaking New Forest National Park, Landford is a charming Wiltshire village that perfectly balances rural tranquillity with excellent connectivity. Surrounded by open countryside, ancient woodland and rolling farmland, the area offers an idyllic setting for those seeking a peaceful lifestyle immersed in nature.

Landford enjoys a welcoming community atmosphere, centred around its traditional village amenities and local primary school, with a wider range of shops, dining and leisure facilities available in nearby market towns. The historic cathedral city of Salisbury lies just a short drive away, offering a comprehensive selection of retail, cultural and educational establishments, as well as a mainline railway station with direct services to London.

For commuters, the village is conveniently positioned for access to the M27 and M3 corridors via nearby Southampton, providing straightforward routes to the South Coast and the capital. Southampton Airport and mainline rail connections further enhance the area's accessibility.



The Land

Extending to approximately 23 acres, the grounds are a true highlight of the property. A captivating mix of garden, open field, and established woodland creates a private natural haven. Meandering paths have been thoughtfully carved through the woodland, providing peaceful walks and an immersive countryside experience. A picturesque pond enhances the setting and attracts an abundance of wildlife, adding to the sense of tranquillity and rural charm. Part of the land is currently let for commercial use as a paintball arena, generating a regular monthly income, offering a valuable supplementary revenue stream with flexibility for future use.

Directions

From Spencers Estate Agent in Romsey, proceed north on The Hundred and follow the B3398 towards Bypass Road/A27/A3090 (approx. 0.3 miles, 2 minutes). Continue onto the A3090, then follow the A36 towards Wiltshire for approximately 8.1 miles (around 13 minutes). Turn left as signposted to Landford and Nomansland and continue for approximately 1.2 miles before reaching a cross junction. At the cross junction, turn left onto Lyndhurst Road (B3079). The access to the property is located 130 meters on your left.





Additional Information

EPC: C Current: 75 Potential: 81

Council Tax Band: C

Local Authority: Wiltshire

Tenure: Freehold

Services: Mains water and electric

Heating: Oil central heating and log burner

Drainage: Septic tank

Broadband: Superfast speeds 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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