

EVERY
STEP OF
THE WAY

PROPERTY GROUP
exp UK

Cusp of The New Forest

Landford



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Every Step of The Way Property Group Powered by eXp are delighted to bring to the market this beautiful five bed home in an acre plot on the outskirts of The New Forest.

This spacious detached family home offers elegance and quality throughout, which can only be fully appreciated upon an internal inspection. The impressive, well-appointed accommodation boasts approximately in excess of 3,500 square feet and includes a lovely master bedroom suite, four further double bedrooms and three exceptionally spacious reception rooms, plus an attractive 'live-in' style kitchen/breakfast room. Set within approximately one acre of grounds, which includes formal garden, paddock and yard.





Built back in the mid 1990's, the property offers an impressive range of versatile living space with a number of striking features. The ground floor accommodation includes three main reception rooms, all of which are extremely impressive and include a drawing room, formal dining room and sitting room. An excellent 'live in' style space has been created within the kitchen/breakfast room, which has been attractively fitted with handmade cupboards and black granite work surfaces and centres onto a large breakfast island, whilst also benefiting from a separate utility room. The kitchen/breakfast room also enjoys direct access onto the enclosed rear garden and patio terraces. In addition, there is a lovely welcoming reception hall, study and cloakroom.







Other features of the accommodation is the impressive master bedroom suite with spacious seating area, walk in wardrobe and a beautifully fitted en-suite bathroom with roll top bath and separate shower cubicle which has been fitted with contemporary style fittings and contrasting ceramics. There are two further en-suite double bedrooms with built in wardrobes and a further two double bedrooms and family bathroom.



Summary of features:

Exceptionally spacious family home with versatile accommodation * Built in wardrobes * Beautifully presented * Modern style fitted sanitary ware throughout * Double glazed throughout * Cream ceramic tiled flooring throughout the kitchen and reception hallway * Light and airy throughout * Recess spot lighting * Sought after location * Excellent school catchments for local primary school.

General information:

Services - Oil fired central heating * Mains electricity, water and drainage.
EPC Rating - D.



Outside:

The property is approached via wrought iron gates leading to driveway with ample off road parking for a number of vehicles and two bay car-ports/garaging. Set within approximately one acre, the principle main garden area is fully enclosed with attractive patio terraces and enjoys a south westerly facing aspect. There is also a yard with outbuildings, which for the horse rider enthusiast could potentially be utilised for stabling, with the added paddock which could be utilised as main garden or for commercial use and income stream (subject to the relevant planning consents)



Situation:

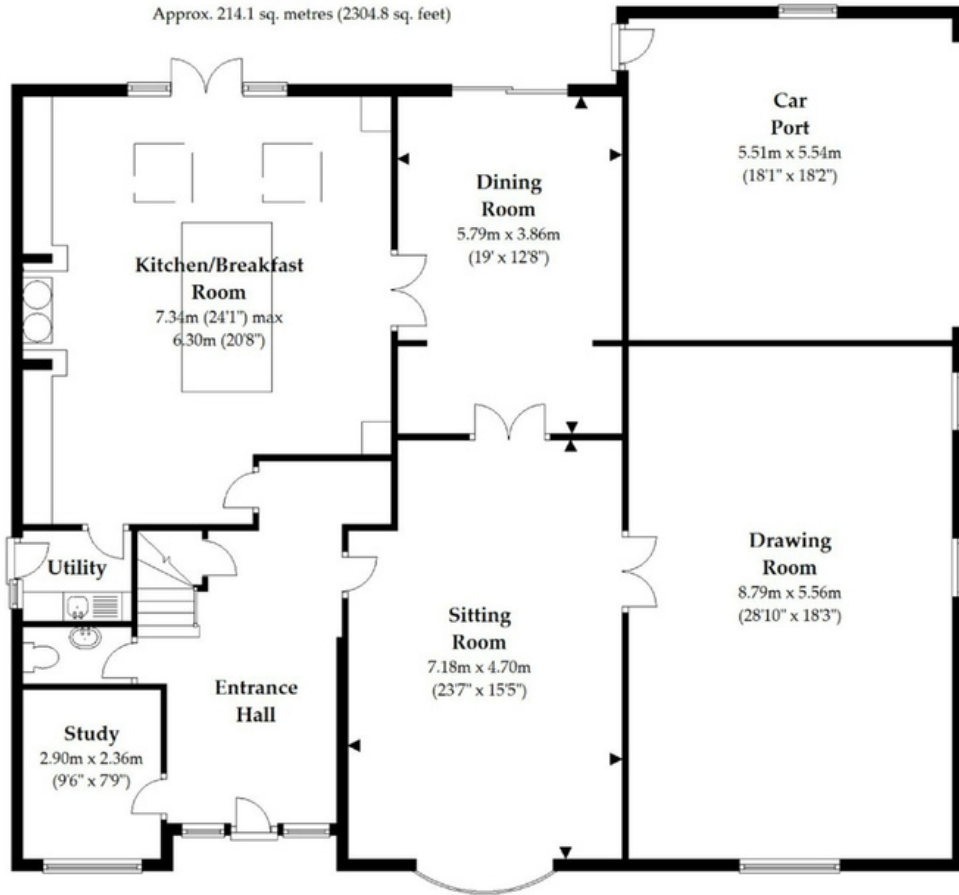
Conveniently positioned for access onto main roads and motorways, the market towns of Romsey and Lyndhurst, and cities of Southampton, Salisbury and Winchester together with their main line railways stations. Landford is situated within the New Forest National Park boundary and the New Forest provides superb facilities for those with walking and equestrian pursuits. Facilities within the village include a general store, Post Office, public house, primary school and village hall.





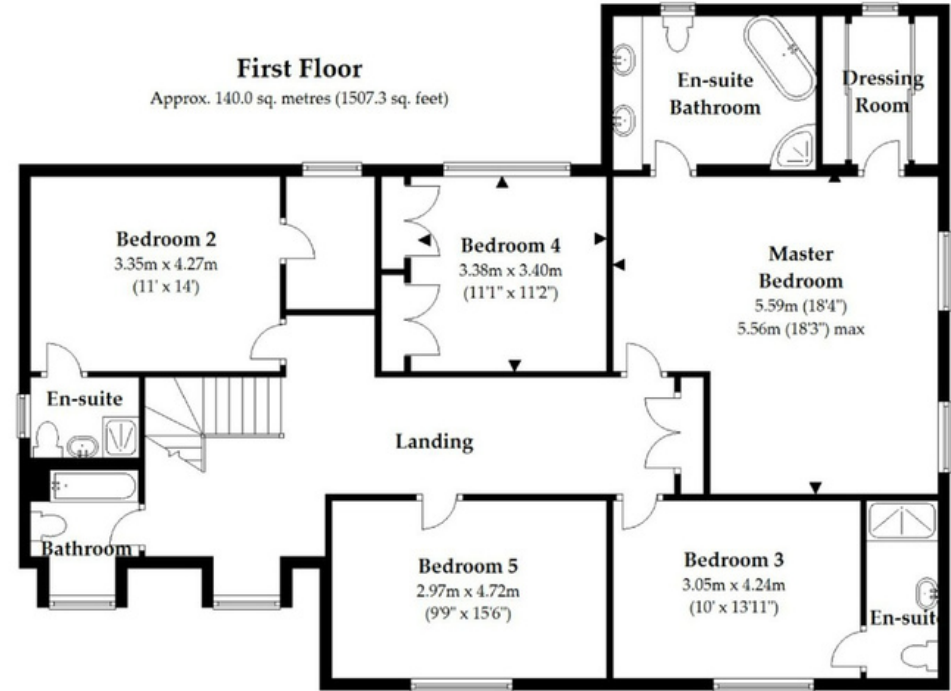
Ground Floor

Approx. 214.1 sq. metres (2304.8 sq. feet)



First Floor

Approx. 140.0 sq. metres (1507.3 sq. feet)



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



LJT SURVEYING Total area: approx. 354.2 sq. metres (3812.1 sq. feet)

Plan not to scale and is for illustrative purposes only. The dimensions, North point and all other items are approximate and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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