



59A Beech Grange

Landford, Salisbury, SP5 2AL

SPENCERS
ROMSEY





Set within the ever-popular village of Landford, in the heart of the New Forest National Park, this well-proportioned three-bedroom end-of-terrace home offers an excellent balance of space, practicality, and potential. Positioned on a generous corner plot, the property enjoys an enviable setting with convenient access to Southampton, Salisbury, and Romsey, making it ideal for both commuters and those seeking a semi-rural lifestyle.

Ground Floor

Entrance Hall, Sitting Room, Dining/Kitchen, Cloakroom

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom

Outside

Rear, Front and Side Garden, Single Garage, Driveway Parking

Guide Price £395,000



FLOOR PLAN



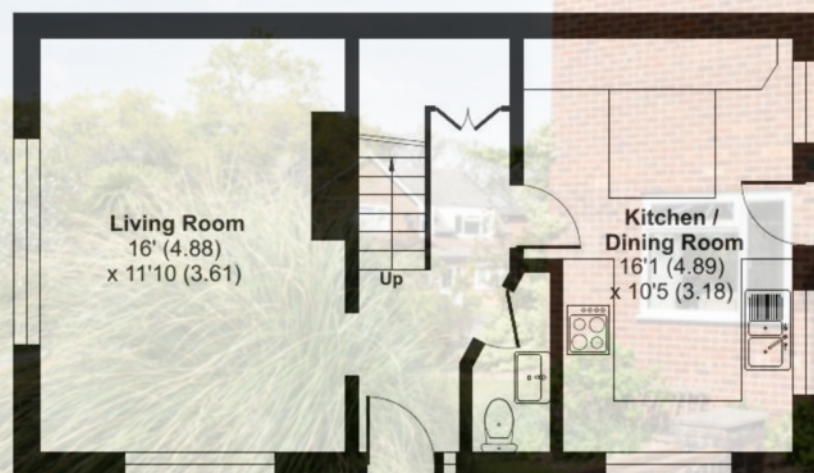
59A Beech Grange, Landford, Salisbury, SP5 2AL

Approximate Area = 934 sq ft / 86.7 sq m

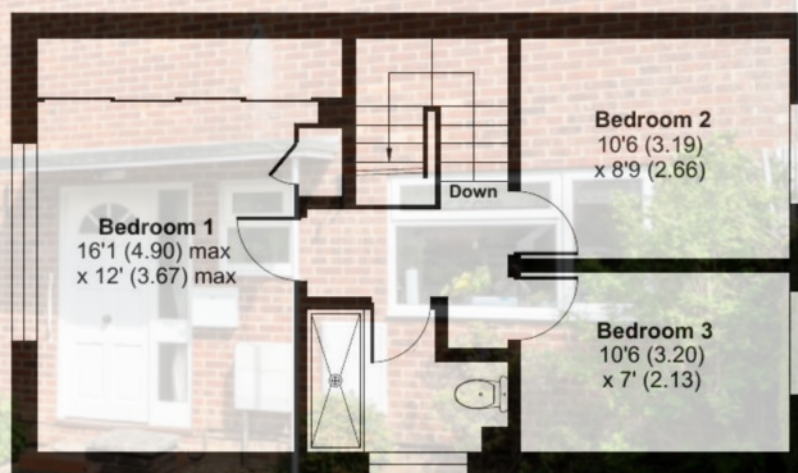
Garage = 179 sq ft / 16.6 sq m

Total = 1113 sq ft / 103.3 sq m

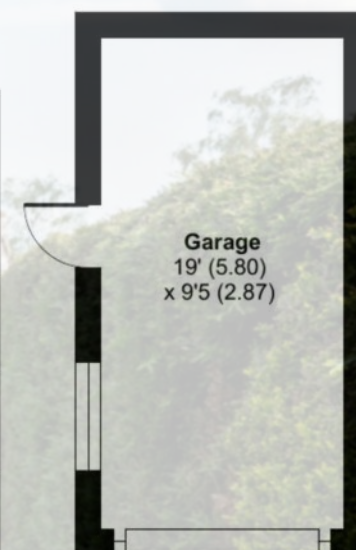
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1447421



The Property

Upon entering, you are welcomed by a spacious entrance hall that provides access to the principal ground floor accommodation. The bright and airy sitting room, measuring an impressive 16' x 11'10, serves as a comfortable social space, enhanced by dual aspect windows that flood the room with natural light. An attractive exposed brick fireplace adds a touch of character and warmth.

The kitchen/dining room is perfectly suited to modern, day-to-day living, offering a functional layout with a range of base and wall-mounted units, along with space for white goods. The dining area currently features a breakfast bar-style countertop, ideal for informal dining, though it could easily be reconfigured to accommodate a more traditional dining table if desired. A convenient cloakroom completes the ground floor.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all serviced by the family bathroom. The principal bedroom benefits from fitted storage, providing practical and efficient use of space.



Property Video

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





Outside

Externally, the property truly excels, occupying a generous corner plot that provides wraparound gardens to the front, side, and rear. The rear garden offers a good degree of privacy and features a combination of lawn and patio areas, ideal for outdoor relaxation and entertaining. To the rear, there is a single garage with an additional parking space in front, as well as a useful workshop/storage cupboard located at the back of the garage.

Location

Landford is a highly sought-after village situated on the north-eastern edge of the New Forest National Park, offering an enviable blend of rural charm and excellent connectivity. Surrounded by beautiful open countryside, woodland walks, and heathland, the area is ideal for those who enjoy outdoor pursuits, with direct access to some of the most picturesque landscapes in the region.

Despite its peaceful setting, Landford is exceptionally well placed for commuters and day-to-day convenience. The nearby centres of Southampton, Salisbury, and Romsey are all within easy reach, providing a wide range of shopping, dining, and leisure facilities, as well as mainline rail links.

Within the village itself, there is a strong sense of community supported by a range of local amenities including a well-regarded primary school, village shop, public house, and recreational facilities. More extensive amenities can be found in nearby Whiteparish and Totton.

Landford is particularly appealing to families and those seeking a quieter pace of life without sacrificing accessibility. Its unique position on the edge of the New Forest allows residents to enjoy both village living and immediate access to miles of open countryside, making it a truly desirable place to call home.





Additional Information

EPC: C Current: 69 Potential: 76

Council Tax Band: D

Local Authority: Wiltshire

Tenure: Freehold

Services: All mains services connected

Heating: Gas central heating

Superfast broadband available at the property (Ofcom)

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

Directions

From our office at Spencers Estate Agent Romsey, proceed out of Romsey following signs for the A3090. Continue along the A3090 for approximately 3.3 miles until reaching Ower Roundabout.

At Ower Roundabout, take the third exit onto the A36 (Salisbury Road) and continue for around 4.7 miles, heading towards Salisbury.

After this stretch, turn onto Lyndhurst Road (B3079) towards Landford and follow the road for approximately 1.1 miles. Continue into the village and take the turning into Beech Grange, where the property will be located.

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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