



White Cottage, *Stock Lane, Landford, Salisbury, SP5 2ER*

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ROMSEY





STOCK LANE LANDFORD

A charming farmhouse style property situated in a rural hamlet and standing in beautifully landscaped grounds extending to approximately 0.6 acres.

Ground Floor

Entrance Porch, Sitting Room, Dining Room, Kitchen/Breakfast Room, Garden Room, Cloakroom

First Floor

Principal Bedroom with En-Suite Bathroom, Three Additional Bedrooms, Family Bathroom

Outside

Driveway, Double Garage, Store, Substantial Outbuilding, Gardens and Grounds Extending to Approximately 0.6 acres

Guide Price £950,000



3



4



2





The Property

The accommodation is arranged over two floors and offers a wealth of character throughout. An entrance porch leads into a generously proportioned dining room, providing an ideal space for formal entertaining and family gatherings. The dual aspect sitting room is a particularly attractive feature of the property, enjoying excellent natural light and ample space for relaxation. The kitchen/breakfast room is fitted to provide a practical and sociable everyday living space, with room for informal dining and access to a useful cloakroom. The adjoining garden room creates an additional reception area, perfectly suited for enjoying views across the gardens throughout the seasons.

To the first floor, the principal bedroom benefits from fitted storage and a well-appointed en-suite bathroom. There are three further bedrooms, all good proportions, together with an additional family bathroom, creating flexible accommodation well suited to both family living and visiting guests.







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Approximate Area = 1711 sq ft / 159 sq m

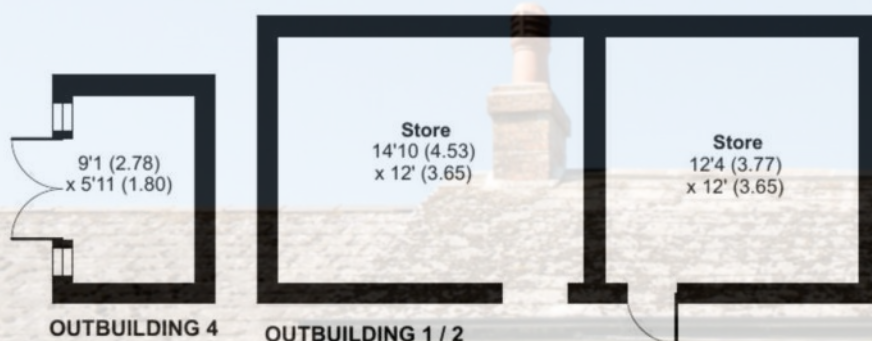
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Garage = 263 sq ft / 24.4 sq m

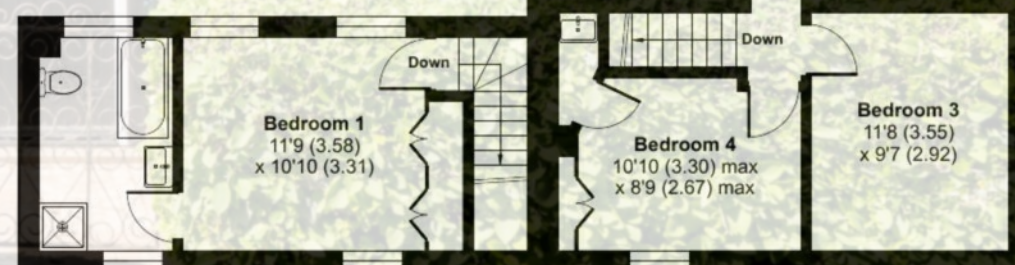
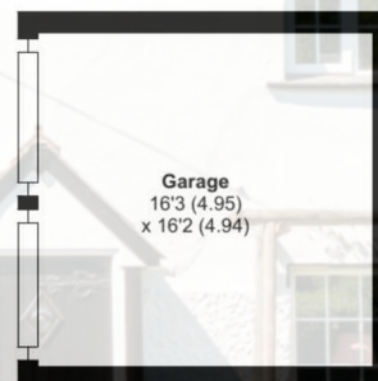
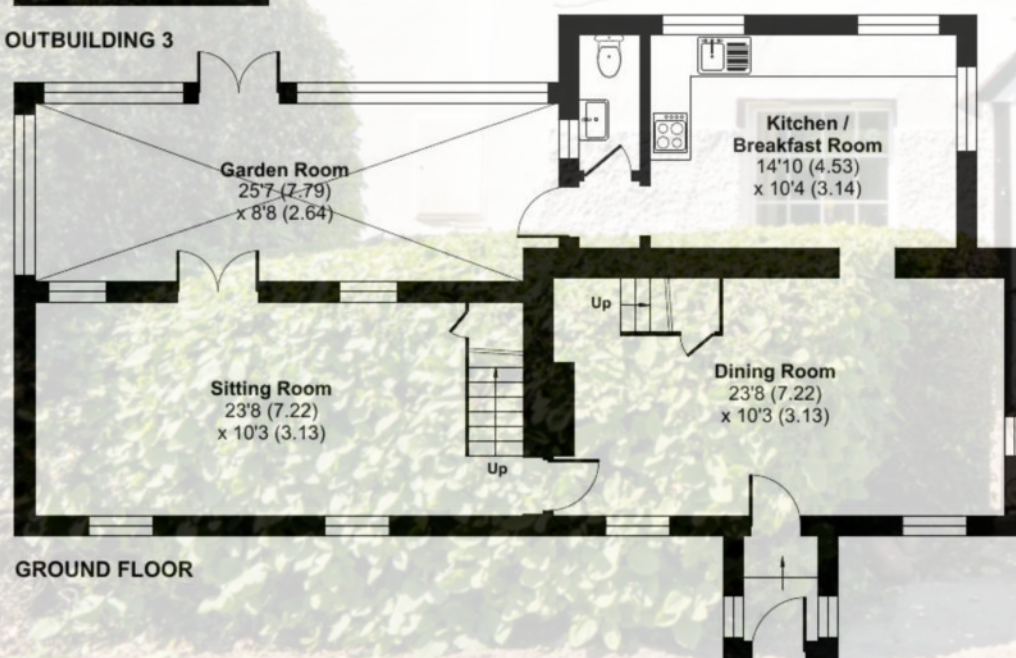
Outbuilding = 468 sq ft / 43.4 sq m

Total = 2449 sq ft / 227.4 sq m

For identification only - Not to scale



OUTBUILDING 3





Outside

To the front aspect, a driveway provides ample off road for multiple vehicles, as well as access to the double garage and adjoining carport.

The beautifully landscaped gardens are a major feature of this property, extending to approximately 0.6 acres in total and featuring a small orchard area and two attractive ponds linked by a pretty Monet bridge. Set alongside the property is a small, block-built outbuilding providing useful storage, while a large, but dilapidated outbuilding at the back of the plot offers options for a variety of uses (subject to the necessary planning consents being granted).

The Situation

The property is set within the charming rural setting of Landford Wood. The New Forest National Park is close by, offering miles of open countryside to explore, while the nearby village of Landford provides everyday amenities including local shops, traditional pubs, a church, and a primary school. The property is ideally placed for commuters, with the A36 giving easy access to both Salisbury and Southampton (each around 9 miles away), and it also falls within the catchment area for the well-regarded Salisbury Grammar Schools.





Additional Information

Energy Performance E
Council Tax Band: F
Local Authority: Wiltshire
Tenure: Freehold

Heating: Electric
Services: Mains water and electric
Drainage: Unknown

Broadband: Standard speeds available at the property (Ofcom)

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

Property Video

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



Important Notice

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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