

# 33 Beech Grange,

*Landford, Salisbury, SP5 2AL*

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ROMSEY







*Situated within the highly sought-after New Forest village of Landford, this well-presented three/four-bedroom detached family home enjoys a peaceful position within the quiet residential close of Beech Grange. Ideally located within walking distance of the open forest, a village shop and popular local eateries including Les Mirabelles and The Lamb Inn, the property offers a wonderful balance of village living and modern family convenience.*

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**Ground Floor**

Entrance Hallway, Sitting/Dining Room, Kitchen, Study, Snug/Bedroom Four
Cloakroom

**First Floor**

Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom

**Outside**

Driveway Parking, Front and Rear Garden, Carport

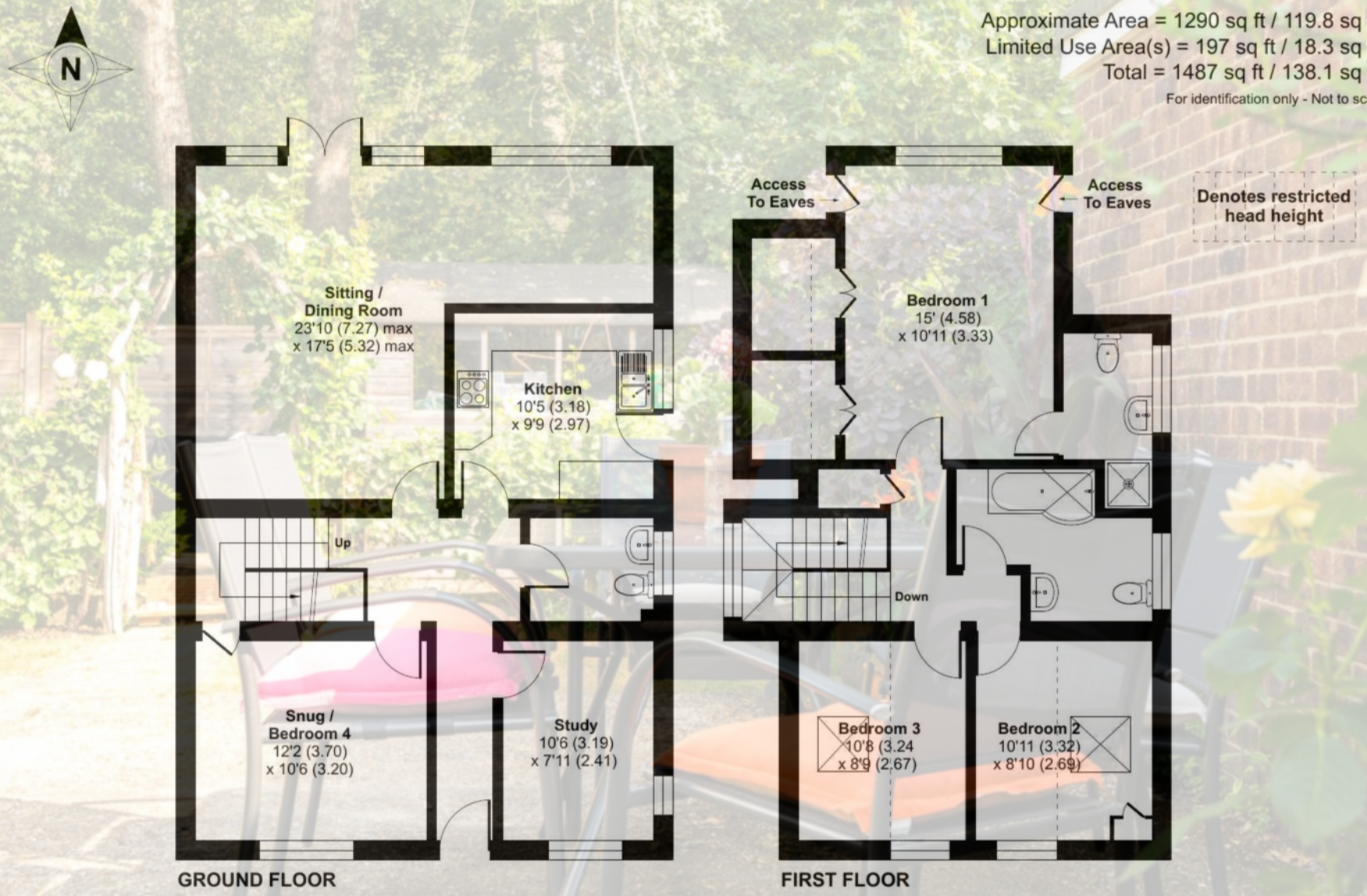
***Guide Price £575,000***

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FLOOR PLAN

# 33 Beech Grange, Landford, Salisbury, SP5 2AL

Approximate Area = 1290 sq ft / 119.8 sq m
Limited Use Area(s) = 197 sq ft / 18.3 sq m
Total = 1487 sq ft / 138.1 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1495065











## The Property

The accommodation is both spacious and versatile, making it perfectly suited to growing families or those seeking flexible living arrangements. Upon entering, a welcoming entrance hall provides access to the principal reception rooms. To the front of the property is a dedicated home office, ideal for remote working, whilst an additional reception room, currently arranged as a cosy snug, offers excellent flexibility and could easily serve as a fourth bedroom if required.

The well-appointed kitchen features an excellent range of base and wall-mounted units, ample space for all essential white goods and a practical serving hatch through to the dining area. Undoubtedly the heart of the home is the impressive 23'10" x 17'5" sitting and dining room, providing an exceptional space for both everyday family life and entertaining. French doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first-floor landing gives access to three generous double bedrooms. The principal bedroom enjoys the benefit of fitted storage and a private en-suite shower room, whilst bedrooms two and three are of a similar size, each comfortably accommodating double beds. A well-appointed family bathroom serves the remaining bedrooms.





## Outside

Externally, the property continues to impress. A generous driveway provides off-road parking for multiple vehicles and is complemented by a car port offering sheltered parking or additional storage. The rear garden is a particular highlight, enjoying an exceptional degree of privacy with a delightful woodland backdrop. Predominantly laid to lawn, the garden also features a patio seating area, ideal for alfresco dining, whilst a charming seasonal brook adds to the tranquil setting, creating a wonderful outdoor space to enjoy throughout the year.

## 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: D  Current: 63 Potential: 76
Council Tax Band: E
Local Authority: Wiltshire
Tenure: Freehold

Services: All mains services connected
Heating: Gas Central Heating

Broadband: Ultrafast 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 fitments, 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:**
**A:** 7 Market Place, Romsey , SO51 8NB
**T:** 01794 331 433 **E:** romsey@spencersproperty.co.uk

**www.spencersproperty.co.uk**