

Four Winds

Salisbury Road, Calmore, Southampton, SO40 2RQ

SPENCERS
ROMSEY



FOUR WINDS

SALISBURY ROAD • CALMORE

A particularly exciting and versatile residential opportunity, combining a substantial family home with a separate self-contained annexe, an impressive range of ancillary accommodation and beautifully arranged gardens and grounds extending to approximately 0.64 acres.

Main House - Ground Floor

Sitting Room • Kitchen/Dining Room • Utility Room • Garden Room/Orangery
• Bedroom Four/Play Room • Dressing Room • Shower Room

Main House - First Floor

Principal Bedroom with Extensive Balcony Terrace • Guest Bedroom with Multi-Purpose Dressing Room
• Bedroom Three • Family Bathroom

Separate Annexe

Entrance Porch • Sitting Room • Kitchen/Dining Room • Bedroom with En-Suite Bathroom

Outside

Gardens & Grounds Extending to Approximately 0.64 Acres • Double Garage • Gym Outbuilding
• Home Office/Entertainment Outbuilding • Extensive Off-Road Parking • Separate Garden Areas
• Shed & Adaptable Former Swimming Pool





The Property

Four Winds represents a fantastic and increasingly rare opportunity to acquire a highly versatile property offering an exceptional combination of family accommodation, independent annexe living and an extensive range of additional facilities. Situated in Calmore, the property occupies a generous plot providing considerable space both internally and externally.

The overall arrangement offers enormous flexibility for a variety of purchasers, whether seeking a substantial family home with accommodation for extended family, independent living for relatives, guest accommodation or the opportunity to combine home and business life. The separate annexe, together with the additional leisure and working facilities, makes Four Winds a particularly appealing proposition.

The principal residence provides well-proportioned and adaptable accommodation arranged over two floors, with a particularly practical layout suited to modern family living.

The sitting room features an electric fire and provides a comfortable and inviting space in which to relax, with doors opening into a large garden room/orangery offering a versatile space which could be used for informal dining, relaxation or entertaining throughout the seasons.

The well-equipped kitchen/dining room is fitted with a range of modern units and appliances, and is complemented by a separate utility room, providing useful additional space for everyday household requirements.

Further rooms to this level include a ground floor bedroom four/play room, which is further complimented by a dedicated dressing area and a ground-floor shower room, further enhancing the practicality of the accommodation.

Guide Price £925,000

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The Property Continued…

On the first floor, three further bedrooms are arranged around the landing and are served by a family bathroom. The main bedroom benefits from an expansive balcony terrace offering elevated views, whilst there is also a useful dressing area set off one of the bedrooms that has been used as a gaming area in recent times.

Overall, the main house offers a flexible four-bedroom arrangement, with the benefit of versatile ground-floor accommodation that can readily adapt to the changing needs of its next owners.

Property Video

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





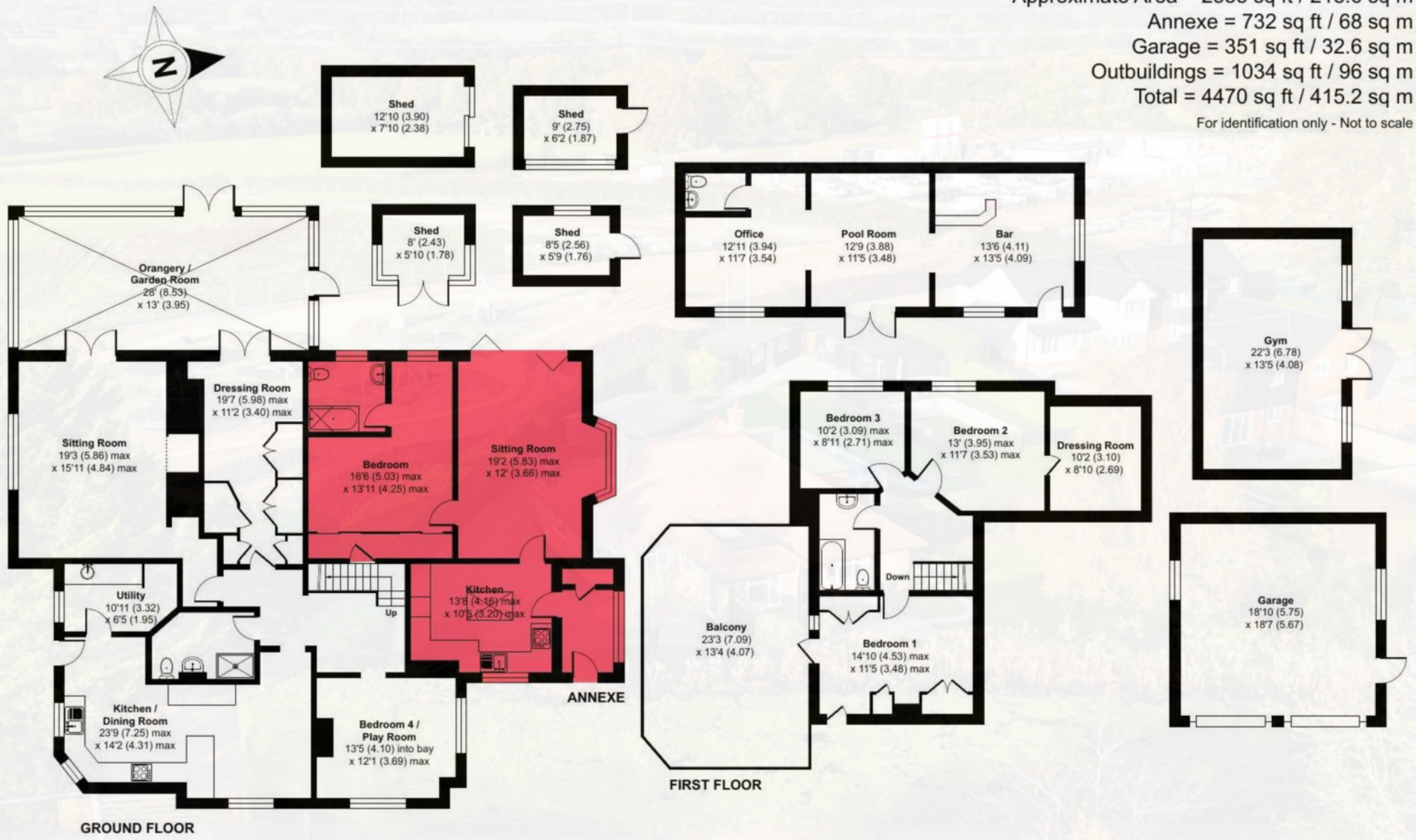








Approximate Area = 2353 sq ft / 218.6 sq m
Annexe = 732 sq ft / 68 sq m
Garage = 351 sq ft / 32.6 sq m
Outbuildings = 1034 sq ft / 96 sq m
Total = 4470 sq ft / 415.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The Annexe

A particularly attractive feature of Four Winds is the separate annexe, which provides a degree of independence rarely found with properties of this nature.

Accessed from the main house or its own separate entrance porch, this superbly configured space comprises a sitting room with bi-folding doors opening onto the garden, a fully fitted kitchen and a double bedroom with full en-suite facilities. The annexe offers tremendous versatility and would be ideally suited to multi-generational living, accommodating dependent relatives, older children or visiting family and friends. Alternatively, it could provide an excellent opportunity for those requiring independent guest accommodation, additional income or a separate living space for other purposes, subject to any necessary consents.

The ability to enjoy independent accommodation whilst remaining within the same overall property is a significant advantage and adds considerably to the appeal and flexibility of Four Winds.








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Outside

The outside space is a particularly impressive element of the overall offering, with the property occupying a generous plot extending to approximately 0.64 acres.

The grounds have been arranged to provide separate garden areas for both the main house and the annexe, allowing each to enjoy its own outdoor space and a welcome degree of privacy. Both gardens are principally laid to lawn and complemented by planted borders, creating attractive and usable surroundings for relaxation and outdoor enjoyment.

There is plentiful off-road parking, providing excellent provision for several vehicles and visiting guests, together with the benefit of a double garage.

In addition to the garage, the property benefits from a particularly useful range of ancillary facilities, including a gym, a dedicated home office/entertainment area and several timber sheds. These additional spaces considerably enhance the lifestyle offering, providing opportunities for exercise, working from home and entertaining family and friends without compromising the accommodation within the main residence.

Another noteworthy feature is the former swimming pool, which has been adapted to create a small football pitch. This provides an excellent recreational facility, particularly for families, although the pool could readily be reinstated to its former use if a future purchaser wishes to do so.

The combination of the separate garden areas, extensive parking, garage and additional leisure and working facilities creates an exceptionally versatile outdoor environment.

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 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.











The Situation

Four Winds is situated in Calmore, Hampshire, offering an appealing setting for those seeking a substantial and versatile home with generous outside space.

Situated just beyond the boundary of the New Forest National Park, the location perfectly balances a peaceful rural atmosphere with excellent connectivity. The nearby M27 provides convenient road access, while mainline rail services to London Waterloo are available just a short drive away. The area is particularly favoured by those with a love of the outdoors, with the New Forest offering miles of picturesque countryside ideal for walking, cycling, and horse riding. The historic village of Lyndhurst lies approximately five miles distant, providing a range of attractions and amenities.

Closer to home, Totton town centre caters for everyday needs with a variety of shops, restaurants, and well-regarded schools. For a wider selection of leisure, retail, and cultural opportunities, both Southampton city centre and the cathedral city of Winchester are easily accessible.

Additional Information

Tenure: Freehold
Energy Performance Rating: TBC
Local Authority: New Forest
Council Tax Band: E

Heating: Gas central heating
Private Drainage: Septic tank
Services: Mains gas, electric & water
Flood Risk: Very low
Property Construction: Traditional brick & block

Broadband with speeds of up to 18 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The former swimming pool has been adapted to provide a small football pitch and could be reinstated as a swimming pool, subject to the necessary investigations and works.

Please note, there is a Right of Way for the maintenance of the electricity wires and pylons at the edge of the property.



For more information or to arrange a viewing please contact us:

7 Market Place, Romsey, Hampshire, SO51 8NB
T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk