

12 Beech Grange,

Landford, Salisbury, SP5 2AL

SPENCERS
ROMSEY

BEECH GRANGE

LANDFORD

A superbly proportioned four-bedroom detached home, significantly improved by the current owner and occupying a quiet position within a residential close in The New Forest National Park. Offering versatile accommodation arranged over two floors, the property combines generous living spaces with a well-designed kitchen, ample parking and an attractive established garden.

Ground Floor:

Entrance Hall, Kitchen/Breakfast Room, Sitting Room/Dining Room, Shower Room, Bedroom Three/Snug, Bedroom Four/Study

First Floor:
Bedroom One, Bedroom Two, Family Bathroom

Outside

Driveway Parking, Single Garage, Garden Room, Front & Rear Garden







The Property

Upon entering, the welcoming entrance hall features Invictus Maximus flooring and provides access to the principal ground floor accommodation. Two of the four bedrooms are positioned on this floor, currently arranged as a study and snug, although both offer excellent flexibility to suit individual requirements. A modern family shower room serves the ground floor bedrooms.

The impressive 17'5" x 13'3" sitting/dining room enjoys views over the rear garden, with a charming log-burning stove creating a warm and inviting focal point. The kitchen has been thoughtfully designed and is particularly well equipped, featuring oak cabinetry, quartz work surfaces and a useful breakfast bar. Integrated appliances include a fridge/freezer, induction hob and dishwasher, while French doors open directly onto the adjoining decking and garden, creating a natural connection between the indoor and outdoor spaces.

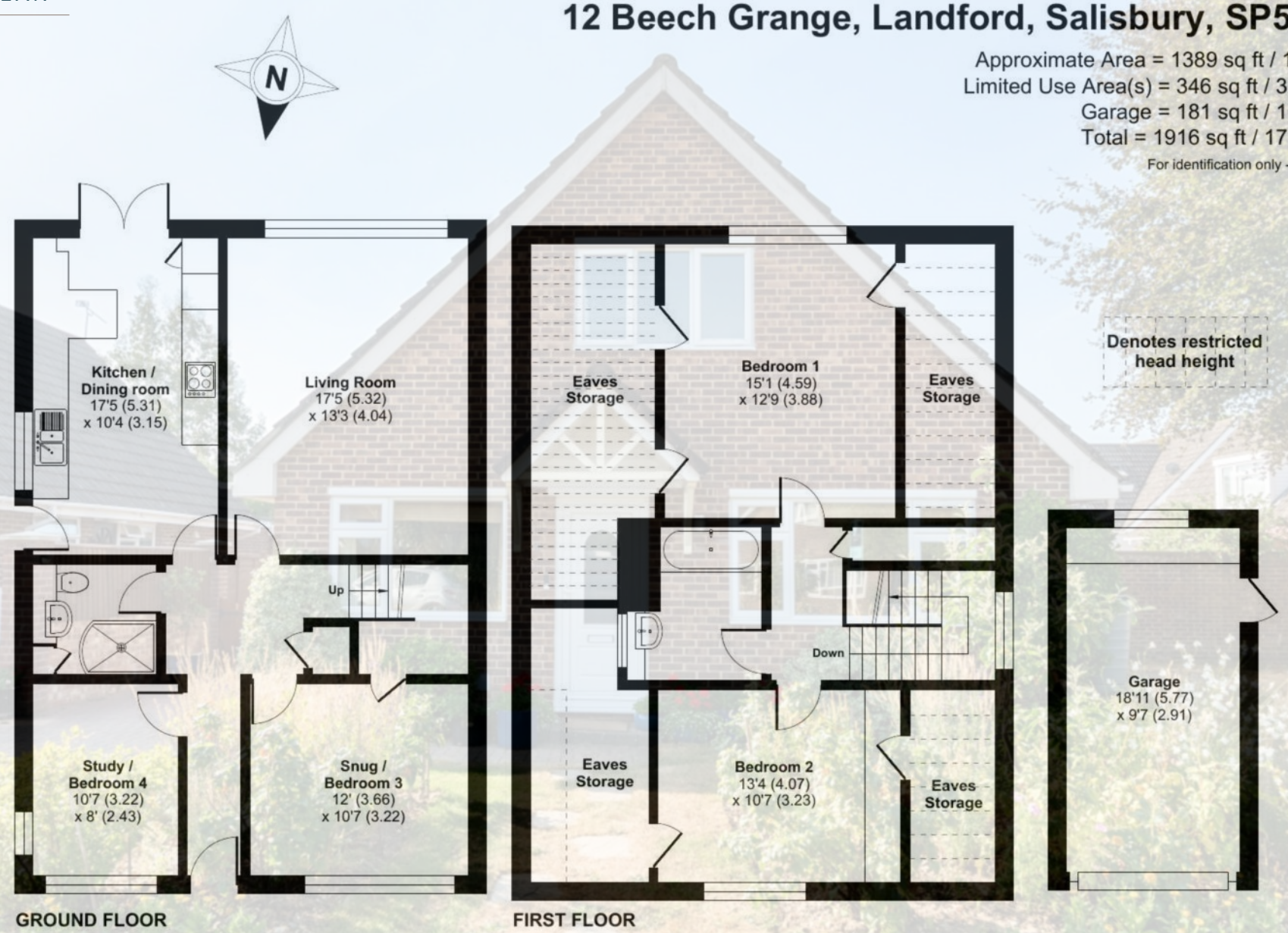
The first floor provides two further bedrooms, both served by a modern family bathroom. Useful eaves storage is also available, providing additional space for household belongings.

Guide Price £575,000 4 3 2

FLOOR PLAN

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Approximate Area = 1389 sq ft / 129 sq m
Limited Use Area(s) = 346 sq ft / 32.1 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1916 sq ft / 177.9 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: 1508571













Outside

Outside, the property benefits from a generous driveway extending to the front and side, providing ample parking for several vehicles, together with a single garage offering sheltered parking or useful storage. The established gardens extend to both the front and rear and feature mature shrubs, a variety of fruit trees and predominantly lawned areas. To the rear, a decking terrace adjoining the kitchen provides an excellent space for outdoor seating and entertaining, while a summer house with power offers further versatile space for hobbies, working from home or storage.

The Situation

Landford is a charming village situated on the eastern edge of the New Forest National Park, surrounded by some of Hampshire's most beautiful countryside. Characterised by a peaceful village atmosphere, attractive woodland and open heathland, the area offers an appealing balance between rural living and convenient access to nearby towns and amenities.

The village benefits from a strong sense of community and a range of local amenities, including a village shop, post office, public house and village hall, while the surrounding New Forest provides an exceptional setting for walking, cycling, horse riding and enjoying the outdoors.
Despite its tranquil rural setting, Landford is well positioned for access to larger centres. Romsey, Salisbury and Southampton are all within convenient driving distance, providing a comprehensive range of shopping, leisure and commercial facilities. The nearby A36 also provides excellent road connections towards Salisbury and the wider road network, while Southampton Parkway offers rail services to London Waterloo and other destinations.

For those seeking a quieter pace of life without being isolated from everyday amenities and major centres, Landford offers an attractive combination of village living, beautiful natural surroundings and excellent accessibility.





Additional Information

Energy Performance Rating: D Current: 67 Potential: 73
Council Tax Band: E
Local Authority: Wiltshire
Tenure: Freehold

Heating: Gas central heating
Drainage: Public
Services: All mains services connected

Broadband: Wessex Fibre and Ultrafast broadband with speeds of 1,800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Important Information

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 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.



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