



Mayfield, Lyndhurst Road, Landford, Salisbury, SP5 2AJ

Winkworth



BEAUTIFUL DETACHED FAMILY HOME WITH EXTENSIVE GARDEN AND Paddock LAND

Mayfield is a truly stunning family home located in the New Forest National Park. This wonderful property, which has undergone complete renovation over recent years, offers versatile and spacious accommodation in excess of 3,000 square feet. The house, which has been cleverly designed to maximize all available space, provides stunning views from every window. A large welcoming entrance hall, complete with cloakroom, provides access to the main reception rooms. The triple aspect sitting room, which features an open fireplace, is wonderfully light and airy and provides access to the rear terrace via double French doors. The kitchen diner, which is furnished with Siemens appliances and an Aga leads, via pocket doors, into the snug with its log burning stove. The ground floor also has a study and a large, recently refurbished, utility room. A beautiful glass and oak staircase leads to a galleried landing which provides access to the rooms on the first floor. The generously sized master suite benefits from bespoke fitted wardrobes and a newly refurbished en suite bathroom. There are three further double bedrooms all with fitted wardrobes and a family bathroom complete with bath and overhead shower.

Mayfield is situated in grounds in excess of 12 acres. A landscaped garden surrounds the house and includes a large versatile block and timber built barn (complete with a fully serviced office/playroom, cloakroom and gym) and extensive, well maintained outbuildings. Tranquil paddocks, of approximately 10 acres, are flat, fenced and defined by a distinctive tree line and are directly accessible from the garden.

The highly desirable New Forest village of Landford lies between Salisbury and Southampton and has excellent links to the M27 motorway and Southampton and Bournemouth airports. Landford has a friendly and sociable community and benefits from a range of local amenities including a post office, a convenience store, restaurants, public houses, a primary school, a village hall and recreation ground.

- Oil Fired Central Heating
- Mains electricity & Water
- Superfast Broadband Available
- Council Tax Band – E









Winkworth

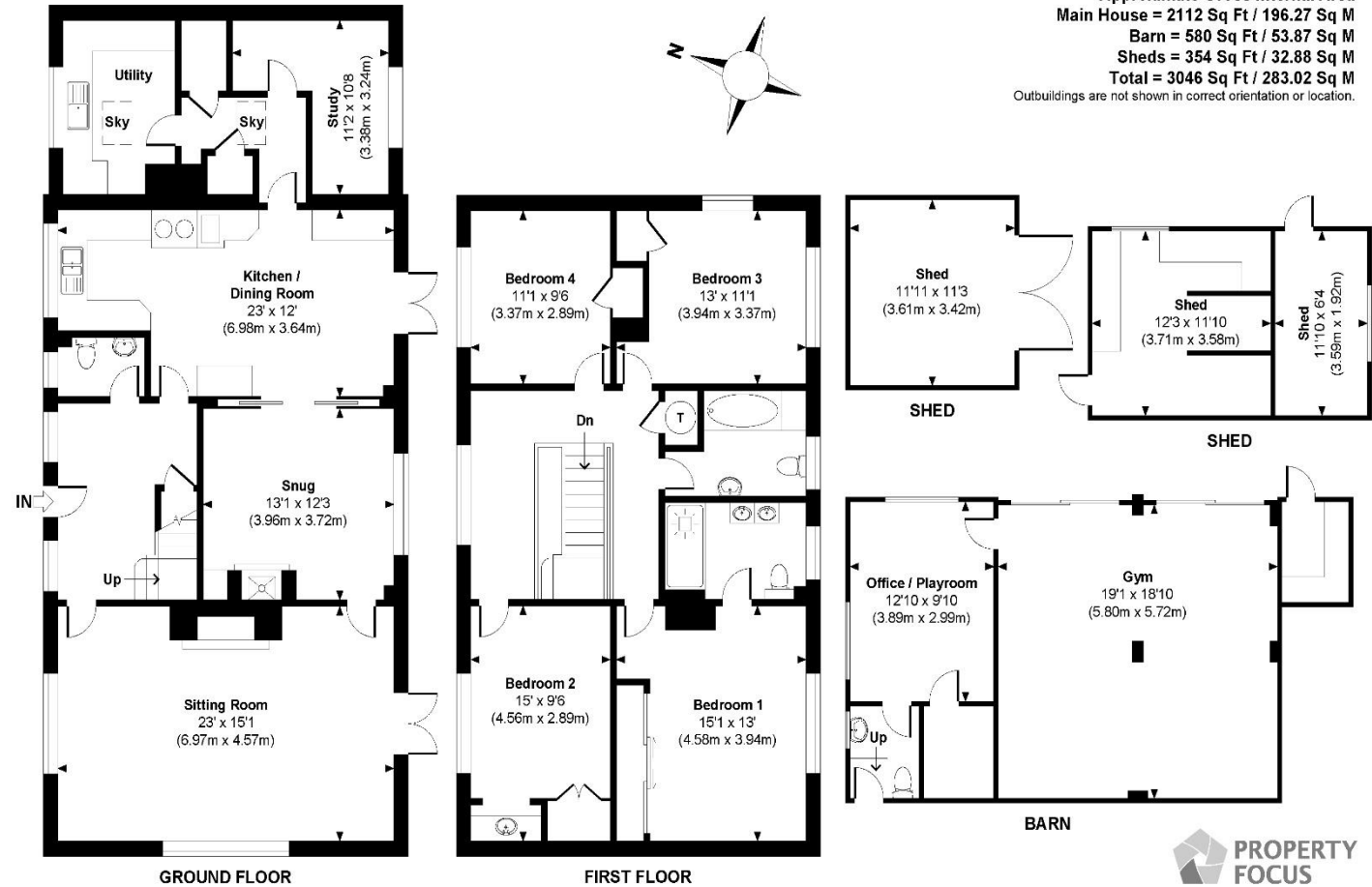
**Address: Mayfield, Lyndhurst Road,
Landford, Salisbury SP5 2AJ**

**Council Tax Band: E
EPC: D
Tenure: Freehold**



Mayfield

Approximate Gross Internal Area
Main House = 2112 Sq Ft / 196.27 Sq M
Barn = 580 Sq Ft / 53.87 Sq M
Sheds = 354 Sq Ft / 32.88 Sq M
Total = 3046 Sq Ft / 283.02 Sq M
 Outbuildings are not shown in correct orientation or location.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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