



Park Farm House, Southampton Road, Landford, SP5 2BE

Winkworth



LOVELY FAMILY HOME

Park Farm House is a beautifully presented and spacious family home, situated in a most desirable location and within close proximity of highly sought-after local schools including two outstanding Grammar schools in Salisbury. Landford lies equi-distant between Salisbury and Southampton within the New Forest National Park. Landford enjoys a friendly sociable community with a range of local amenities in the nearby West Wellow including a post office, late opening local convenience store, village hall, recreation area, public house and well-regarded village primary school. Furthermore, its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery.

The property is situated around 250 yards off the A36 and is approached via a leafy tree lined driveway and is centrally located on the plot. The accommodation, having been recently renovated throughout, comprises entrance hallway accessing the ground floor rooms, the spacious double aspect sitting/dining room with log burner leads through to the kitchen/breakfast room. Also on the ground floor is a sunroom, two bedrooms, utility and bathroom with separate shower. To the first floor are two double bedrooms, an open plan living area and a bathroom.

Outside the delightful landscaped gardens are well maintained and laid mainly to lawn with mature shrubs and trees, the private drive leads to the double garage and provides plenty of parking. To the rear is a terraced area ideal for "al fresco" dining overlooking the south facing garden. The property benefits from an outside pool house with heated swimming pool, WC and changing room.







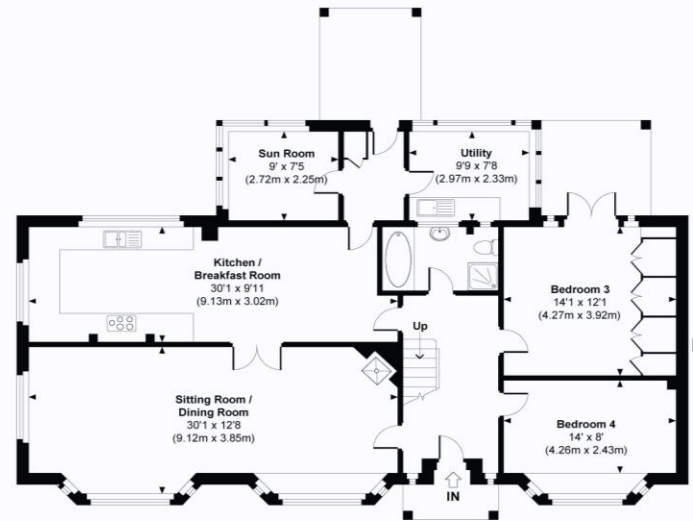
**Address: Park Farm House,
Southampton Rd, Landford, SP5 2BE**

Price: £699,995



Park Farm House

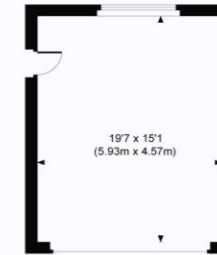
Approximate Gross Internal Area
Main House = 2,106 Sq Ft / 195.67 Sq M
Pool House = 1,242 Sq Ft / 115.36 Sq M
Pump Room = 202 Sq Ft / 18.80 Sq M
Garage = 292 Sq Ft / 27.10 Sq M
Total = 3,842 Sq Ft / 356.93 Sq M
 (Includes any areas with restricted room height)



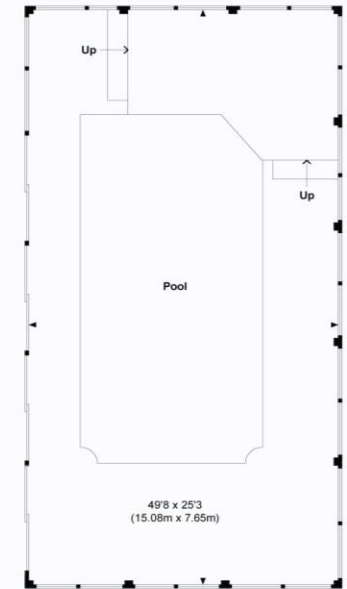
GROUND FLOOR



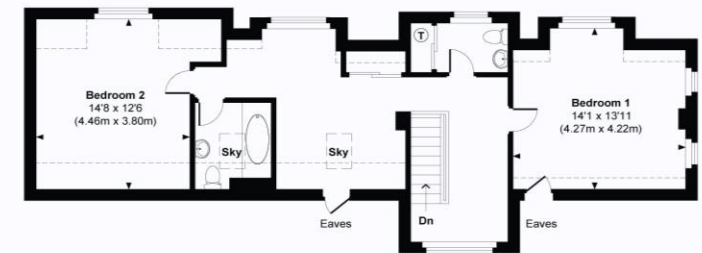
PUMP ROOM



GARAGE



POOL HOUSE



FIRST FLOOR

Indicates restricted room height less than 1.5m.

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

winkworth.co.uk/romsey

winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 2BA
 01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

winkworth Winchester

12 Black Swan Buildings, Southgate Street,
 Winchester, Hampshire, SO23 9DT
 01962 866777 | winchester@winkworth.co.uk

**winkworth Mayfair & Country House
Department**

11 Berkeley Street, Mayfair, London, W1J 8DS
 020 7871 0589 | countryhouse@winkworth.co.uk

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