



4 Manor Cottages, Lyndhurst Road, Landford, Salisbury, SP5 2AH

Winkworth



DELIGHTFUL FOREST COTTAGE

This lovely family home is located within the New Forest National Park in the highly desirable village of Landford. The village offers excellent day to day amenities including a post office/store and reputable primary school, whilst the A36 is also only minutes away with well connected road links. The market towns of both Romsey and Lyndhurst are only a short distance, as are the cathedral cities of Salisbury and Winchester, in addition to the commercial centres of Southampton and Bournemouth, both with International airports.

The property is entered via front door leading to the principal ground floor rooms. The well proportioned sitting room is light and airy with superb log burner and benefits from double aspect windows to the front and rear. The recently fitted kitchen has a good range of units and integrated appliances and is open plan to the dining room with double doors to the rear garden. There is also a useful boot room/utility and cloakroom. To the first floor are the three bedrooms, two doubles and a single and a superb family bathroom with shower over bath.

Outside the property is set well back from the Lane and approached via five bar gate with gravel driveway offering plenty of off road parking. The garden area is laid to lawn with mature hedging to the front. A second gate leads to the delightful rear garden with a raised decking area ideal for 'al fresco' dining, the remainder being enclosed and laid to lawn. There is a newly erected full size stable (12'x12') with an attached store and log store this leads to the fenced paddock area ideal for small livestock or a pony. In addition there is vehicular side access to the rear of the property.





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Address – 4 Manor Cottages, Lyndhurst Road, Landford, Salisbury, SP5 2AH

Council Tax Banding – D

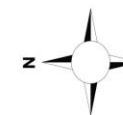


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
Main House = 979 Sq Ft / 90.97 Sq M
Stable / Store = 223 Sq Ft / 20.72 Sq M
Total = 1202 Sq Ft / 111.69 Sq M
(Includes areas with restricted height less than 1.5m)



GROUND FLOOR

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

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