



Landford Wood House

Landford Wood, Salisbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming period house set in delightful gardens and grounds with paddock, swimming pool and tennis court

Landford Wood House is a delightful Grade II listed house boasting many character features and set in a highly desirable position on the edge of the New Forest. The property dates from the mid 17th century with more modern additions, and provides five bedrooms and three comfortable reception rooms, while outside there are beautiful and extensive gardens.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGING



2.73 ACRES



FREEHOLD



**RURAL/
VILLAGE**



2,405 SQ FT



**GUIDE PRICE
£1,295,000**



The property

Landford Wood House is a charming period house with a thatched roof to much of the house, coupled with attractive timber-frame and red brick elevations, set in a small hamlet between Salisbury and Southampton. There are three ground floor reception rooms, including the generous drawing room with its two south-facing windows welcoming plenty of natural light, as well as timber beams overhead and an impressive brick-built fireplace. There is also a formal dining room with a dual aspect and a brick-built fireplace, while at the rear, the more modern conservatory provides further space in which to relax, with its panoramic windows and views across the beautiful gardens. Also at the rear, the kitchen and breakfast area is equipped with wooden storage units and has space for all the necessary appliances, as well as space for a breakfast table.. At the rear of the kitchen, the utility room and walk-in larder provide further useful storage.

On the first floor there are five well-presented bedrooms, four of which benefit from built-in storage.

The smaller fifth bedroom is a walk-through, and could be used as a study, a dressing room or a nursery. The other four bedrooms are all doubles including the generous principal bedroom. The first floor also has a family bathroom and an additional shower room.







Outside

The house is set within stunning gardens and far-reaching grounds, including well-maintained formal gardens and paddocks beyond. The walled front garden has an area of lawn, border beds with various shrubs and a paved pathway leading to the entrance, while access for vehicles is at the side. The gravel driveway leads to the rear of the property, where there is plenty of parking space and access to the detached, brick-built double garage. The garaging block has useful workshop space to its rear, while further garden storage is available in the wood shed and the two greenhouses. The splendid garden at the rear features rolling lawns, dotted with mature trees, hedgerows and well-stocked beds with colourful flowering perennials, plus a pond providing a haven for wildlife. The grounds also include a swimming pool and a hard tennis court, enclosed by chain link fencing, and all bordered by peaceful woodland.

Location

The property occupies a rural yet convenient location, surrounded by rolling countryside on the edge of

the New Forest National Park, between Salisbury and Southampton. There are local amenities nearby in the villages of Landford and Wellow, including village stores, a farm shop, and local pubs. Salisbury and Southampton are both easily accessible by the A36, providing a wealth of shopping, restaurants and leisure facilities. The area is well connected by road, with the M27 just over six miles away. Rail services are available at Romsey, providing services to London Waterloo, changing at Southampton Airport Parkway.



Distances

- Whiteparish 2.6 miles
- Romsey 8.2 miles
- Salisbury 9.5 miles
- Southampton 13 miles

Nearby Stations

- Salisbury

Key Locations

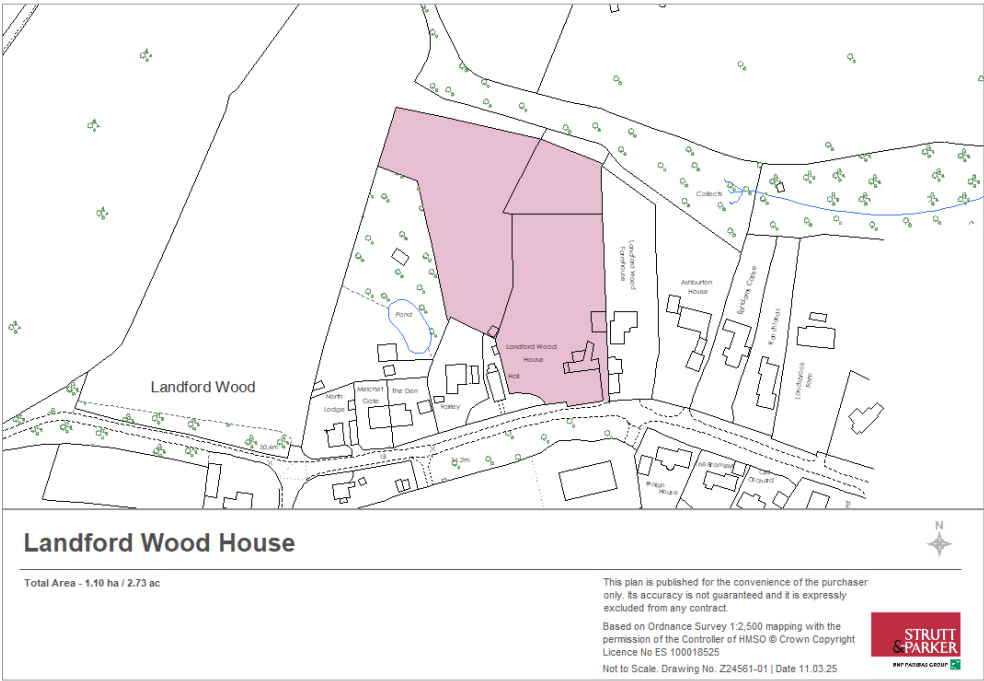
- Larmer Tree Gardens
- Rushmore Estate
- Old Wardour Castle
- Grovely Woods
- Breamore House
- Salisbury Cathedral
- Mompesson House

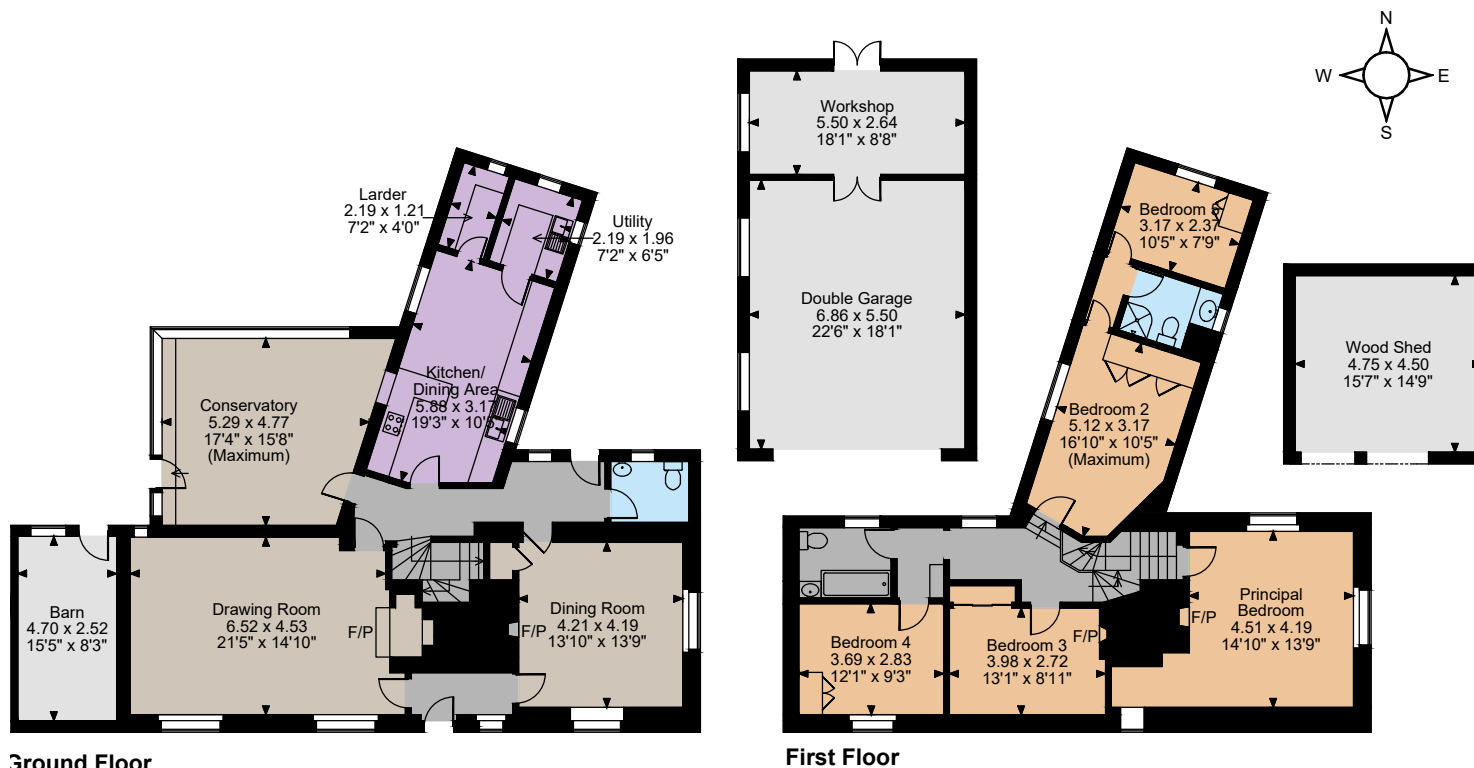
Nearby Schools

- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove School
- Salisbury Cathedral School
- Leehurst Swan School
- Godolphin School
- Embley Park









The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638863/JPN

Floorplans

Main House internal area 2,405 sq ft (223 sq m)
Double Garage & Workshop internal area 571 sq ft (53 sq m)
Wood Shed internal area 230 sq ft (21 sq m)
Barn internal area 127 sq ft (12 sq m)
Total internal area 3,333 sq ft (310 sq m)
For identification purposes only.

Directions

SP5 2ES

what3words: ///strikers.replaying.retained - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

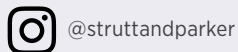
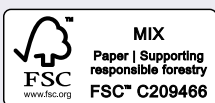
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited