

Meadow View, Park Lane
Britford



Strutt
& Parker

Land and property. Since 1885.



4,081 sq ft (379 sq m) | Freehold
4 reception rooms | 5 bedrooms | 4 bathrooms
Double garage | Outbuilding with 1 bedroom annexe, 4 stables, workshop,
and tractor store | About 4.2 acres | Village location

Guide price £1,950,000



A substantial detached, modern house with magnificent gardens and grounds, including stables, a menage, annexe and useful outbuildings, with river frontage.

Created 35 years ago for our clients by the well thought of builder John Maxfield, Meadow View is an impressive house offering more than 4,000 sq ft of well-presented accommodation arranged over three floors. The property occupies a desirable position on the edge of the pretty village of Britford, within easy reach of Salisbury, Newhall and Salisbury District Hospitals and the surrounding countryside of Cranborne Chase and the New Forest. It is rare to find such tranquil grounds, equestrian facilities and open views whilst still being within level walking or cycling distance of the city centre.

The property has been extremely well cared for and maintained by our clients who have enjoyed many happy years in occupation. The accommodation flows from a spacious and welcoming, tiled reception hall to three impressive reception rooms, including the generous 27ft sitting room with ornate cornicing, a cast-iron fireplace and French doors opening onto the gardens. There is also an internal hall and a study for home working, with built in storage, and a formal dining room, overlooking the garden and ideal for entertaining. The open-plan kitchen/breakfast room is truly the hub of the house and provides excellent space for everyday living. The Harwoods of Winterborne designed kitchen area is fitted with modern units, a central island and breakfast bar and a range cooker, along with Miele appliances. There is ample space for informal dining and French doors opening onto the terrace – allowing for a seamless blend between indoors and out during the summer months. The adjacent utility room and laundry provide further practical storage and work spaces. Beyond this is a useful boots room and cloakroom, with doors leading to the garden and integral double garage.

Stairs with oak spindles and banister lead up to a galleried landing where there are four well-appointed bedrooms, including the generously proportioned principal bedroom with views over the grounds and adjoining countryside, a dressing room and large en-suite bathroom. A further bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom with walk in shower. A walk-in linen cupboard and ironing room complete this floor while stairs lead up to an additional double bedroom which occupies the second floor and features skylights and an en suite shower room.

Externally, the gardens and grounds are a particular feature of the property. The house is approached via a gravel drive which passes a small paddock and leads to the large parking and turning area with the double garage. A substantial outbuilding incorporates four stables, a workshop, tractor store, hay barn and an annexe comprising a sitting room, kitchen, double bedroom and shower room. There is also a large menage with a sand and rubber base.

The gardens include extensive lawns and terraces with colourful borders and a safari-style gazebo. Beyond lie beautifully maintained meadows and paddocks, ideal for equestrian use, leading to the edge of River Avon and with viewings over adjoining water meadows. The plot measures approximately 4.2 acres in total.







Location

The property is set in the small village of Britford, just south of the historic cathedral city of Salisbury and close to the beautiful countryside of the Cranborne Chase National Landscape. Britford has a parish church, farm shop and cafe and a primary school, while a little further to the south, the village of Downton offers several everyday amenities, including a small supermarket, a doctor's surgery, leisure centre, tennis courts, farm shop, library and dentist with a local pub. There are also a primary and secondary schools.

Nearby Nunton and Odstock also have a well thought of public houses and churches and there are nearby Nisa and M&S Simply Food convenience stores has one heads towards Salisbury.

The cathedral city of Salisbury enjoys a historic centre and world famous cathedral. There is a superb choice of shopping and leisure facilities, a vibrant arts and music scene, plus a fine selection of pubs, cafés and restaurants with a twice weekly market, Playhouse and City Hall offering further theatrical entertainment.

Salisbury's outstanding grammar schools attract families to the area. For private schooling, Godolphin, Leahurst Swan and Chaffyn Grove are available.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes, while the area is also well connected by road, with a network of A-roads nearby and the M27 16 miles away. The X3 bus links Bournemouth to Salisbury city centre

There are airports at Bournemouth, Southampton, Bristol and Heathrow.

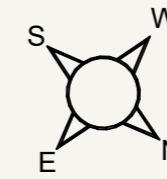
Postcode region: SP5

General

Local Authority: Wiltshire County Council
Services: Mains water and electricity. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
EPC ratings: Main House - D Annexe - C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Meadow View Park Lane, Britford
 Main House internal area 4,081 sq ft (379 sq m)
 Double Garage internal area 320 sq ft (30 sq m)
 Outbuildings internal area 2,152 sq ft (200 sq m)
 Annexe internal area 638 sq ft (59 sq m)
 Total internal area 7,191 sq ft (668 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8693045/JLW

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP
 01722 344010 | salisbury@struttandparker.com

@struttandparker struttandparker.com

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared June 2026



Strutt
& Parker

Land and property. Since 1885.