



**The Sanctuary | £1,250,000**  
Salisbury Road, Plaitford, Hampshire SO51 6EE



 **Henshaw Fox**



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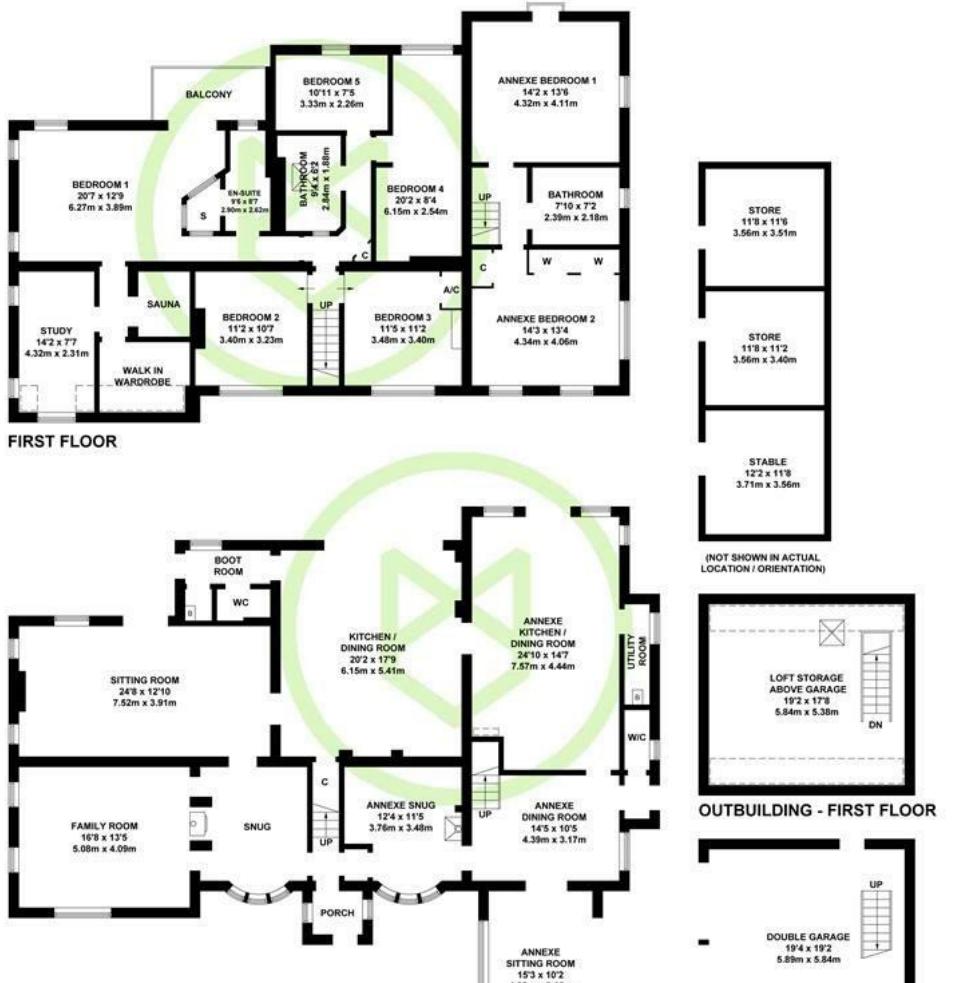


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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 2133 SQ FT / 198.2 SQ M**  
**FIRST FLOOR = 1803 SQ FT / 167.5 SQ M**  
**OUTBUILDINGS = 1116 SQ FT / 103.7 SQ M  
 (INCLUDING DOUBLE GARAGE)**  
**TOTAL = 5052 SQ FT / 469.4 SQ M**

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1265975)

## Summary

A wonderful detached home, occupying a plot of approximately 1.2 acres, comprising a principal residence with an adjoining two bedroom annexe, combining to a significant 3,936 sq. ft of accommodation. The home can facilitate multi occupancy or be combined to provide a large family residence. The principal home offers five bedrooms and a family bathroom, with the main suite enjoying an en-suite, walk in wardrobe, a sauna and study area. On the ground floor is a sitting room, family room, kitchen/dining room and snug. Access leads into the annexe which offers two bedrooms, a bathroom, a snug, sitting room, dining room, kitchen/breakfast room and utility room. Outside are beautifully kept and private gardens, a driveway for several vehicles and a detached double garage.

## Features

- A charming detached home, in a semi rural setting, near to the New Forest and Romsey
- Main home offering five bedrooms, with a two bedroom self contained annexe attached
- Plot size of approximately 1.2 acres, with ideal space to be enjoyed as gardens alongside a small holding
- Overall floor area of approximately 3,936 sq ft of living space and a further 1,116 of outbuildings
- Double garage and driveway parking for several vehicles
- Excellent access to the M27 and the A36 into Salisbury
- No forward chain
- Annexe providing option of multi generational living or potential investment opportunity

## EPC Rating

Principal Home	Annexe
Current C	Current C
Potential C	Potential C

# The Sanctuary

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## Principal Home

The welcoming entrance hallway provides access to the snug and offers internal access to the annexe. The snug features a striking double-sided multi-fuel burning stove, which adjoins the versatile family room. This flexible space offers many uses as a room, including a games room, second sitting room, or playroom. From the snug, a door opens into the sitting room, which enjoys a pleasant double aspect, doors opening onto the garden, and a fireplace as a focal point. The kitchen/dining room forms the hub of the home and is an excellent space for both entertaining and family life, perfectly suited to modern living. The kitchen is fitted with a range of cupboards and drawers and features an oversized island with breakfast bar seating, an inset sink and space for a washing machine and dishwasher. There is a 'Rangemaster' oven, space for an 'American' style fridge/freezer and a walk in pantry. The dining area provides ample room for a dining suite, with bi-folding doors opening out to the garden. A boot room gives access to the rear of the home and leads to the ground floor WC and a cupboard housing the boiler. To the first floor, the landing provides access to all five bedrooms, the family bathroom, and a useful storage cupboard. The principal bedroom is a generous double room with doors opening onto a balcony overlooking and enjoying the rear gardens. The contemporary en-suite benefits from underfloor heating and comprises a walk-in shower, WC, wash basin, and heated towel rail. The suite is further enhanced by a walk-in wardrobe, sauna, and an additional room previously used as a home office, offering flexible use. Bedrooms two, three, four all well-proportioned double rooms, bedroom five is a good size single room. The family bathroom is fitted with a stylish white suite comprising a WC, wash basin, bath with shower over, and a heated towel rail.

## Annexe

The annexe is accessible from the principal home via both the entrance hallway and the kitchen/dining room. While fully self-contained, it also integrates seamlessly with the main house, making it ideal for multi-generational living, guest accommodation or as a potential investment opportunity. From the hallway, a door opens into the snug, a cosy space featuring a wood-burning stove as its focal point. This leads through to the dining room, which benefits from doors opening onto the gardens and further doors into the sitting room. The sitting room enjoys a pleasant triple aspect and also features a wood-burning stove. The kitchen/dining room is a generous space, fitted with a range of cupboards and drawers, a 'Rangemaster' oven with extractor hood above, and space for a fridge/freezer and a dishwasher. Double doors open onto the garden, while an internal door provides direct access to the kitchen in the principal home. A further door leads into the utility room, which houses the boiler and offers space for a washing machine. To the first floor, the landing provides access to two bedrooms and the shower room. The principal bedroom is a generous double room with a pleasant double aspect, a 'Juliet' balcony overlooking the gardens and a vaulted ceiling that enhances the feeling of light and space. Bedroom two is another double room, also enjoying a double aspect and benefiting from built-in storage.

## Outside

The outside space is a particular highlight of the property, extending to approximately 1.20 acres and offering a high degree of privacy. A generous terrace and decked area adjoins the main house, creating an ideal setting for outdoor dining and entertaining, with a hot tub discreetly inset into the decking. The gardens are mainly laid to lawn and framed by established trees and mature hedging, providing attractive views and a peaceful backdrop. A range of outbuildings offers useful storage, while the overall setting feels both private and well-proportioned, perfectly suited to relaxed countryside living.

## Parking

A driveway provides parking for several vehicles and leads to a double garage fitted with two up-and-over doors. The garage also benefits from a side door providing pedestrian access, as well as power and lighting. A staircase leads to useful storage within the roof space.

## Location

Plaitford is a small and picturesque hamlet situated on the edge of West Wellow and the New Forest, offering an attractive semi-rural setting. The location benefits from excellent transport links, with the A36 providing convenient access to Salisbury and onward connections to the M27. The nearby village of West Wellow offers a range of local amenities including a primary school, village shops, and well-regarded public houses. The charming market town of Romsey is also within easy reach, providing a wider selection of shops, services, and amenities to meet everyday living needs.

## Sellers Position

Looking for forward purchase

## Age

Circa 1900

## Tenure

Freehold

## Primary School

Wellow School

## Secondary School

The Mountbatten School

## Council Tax

Band E - Test Valley Borough Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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