



Chineway Oakleigh Drive | £625,000
Landford, Salisbury, Wiltshire, SP5 2AT





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Summary

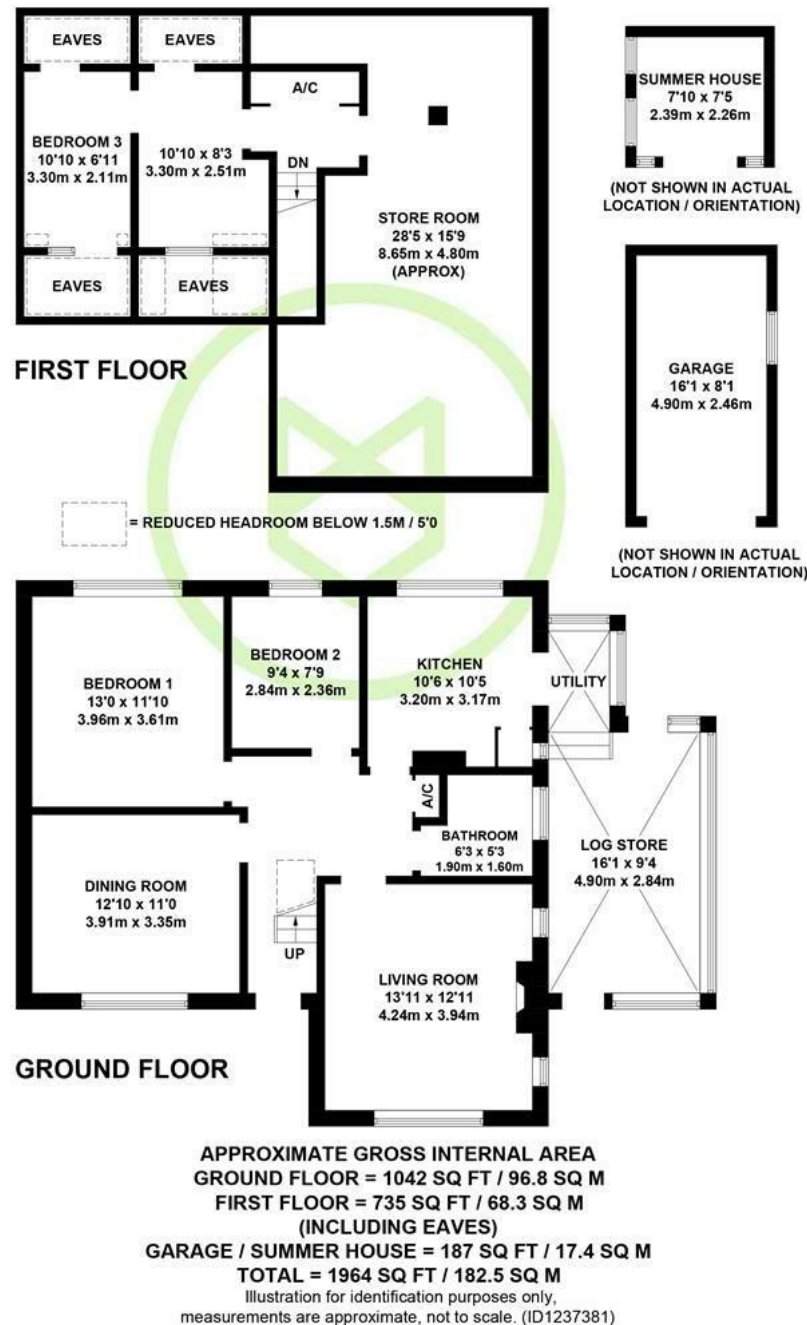
This charming chalet style forest home enjoys a quiet cul-de-sac location nestled within the desirable New Forest village of Landford on a generous plot extending to 0.35 of an acre. Having been within the same family for over sixty years the property offers scope for modernisation and potential to extend subject to the usual planning constraints. The versatile accommodation currently offers three to four bedrooms complemented by a sitting room, separate dining room and kitchen with an adjoining utility room which accesses a large lean to/workshop. The mature gardens are bordered by neatly trimmed hedgerows with ample parking on the driveway which extends to the detached single garage.

Features

- A charming detached chalet style home
- Desirable New Forest village location
- Offering scope to modernise and potential to extend STP
- Three - Four bedrooms
- Sitting room and separate dining room
- Generous plot extending to 0.35 of an acre
- Off road parking and detached single garage

EPC Rating

Energy Efficiency Rating
Current F
Potential C



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Ground Floor

A covered entrance and glazed UPVC front door opens into the welcoming entrance hall which serves all principal rooms. The charming dual aspect sitting room features a stone open fireplace as a focal point. A separate dining room offers ample space for family dining and overlooks the front aspect. Bedroom one is a generous double room and overlooks the rear garden with a single bedroom adjacent. The family shower room comprises a walk in shower, wash basin and wc. The fitted kitchen offers a range of wall and base units with a larder cupboard providing additional storage. A Rayburn solid fuel cooker also heats the water as well as the immersion tank in the shelved airing cupboard. From the kitchen a secure side door leads to a utility area with plumbing for white goods and steps down to a large workshop/log store.

First Floor

The landing hosts a shelved linen cupboard with access into the loft space. Two adjoining single bedrooms benefit from eaves storage.

Parking

Off road parking is available on the part block paved driveway extending to a detached single garage.

Outside

A sloped pathway leads to the front door and paved seating area. Well tended lawns extend to the rear of the property flanked by neatly trimmed hedgerows punctuated with a variety of small bushes, shrubs and a fruit tree. A lovely child friendly outdoor space to relax or entertain.

Location

The highly desirable New Forest village of Landford enjoys a friendly sociable community with a range of local amenities including a post office, convenience store, village hall, public house and renowned French restaurant with well regarded schooling for all ages. Furthermore its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery with the popular Hamptworth Golf and Country Club just a few minutes' drive away. Although it is a delightful rural location, Landford is perfectly placed for commuting with easy access to Salisbury, Southampton, and via the New Forest to Bournemouth.

Sellers Position

Vendor suited

Heating

Electric heaters and solid fuel Aga

Infants & Junior School

The New Forest C of E Primary School

Secondary School

The Trafalgar School

Council Tax

Band E - Wiltshire 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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