24 Beech Grange, Landford, Salisbury, Wiltshire, SP5 2AN

£425,000 Freehold

A detached chalet style residence offering well proportioned accommodation and benefiting from PVCU double glazing, gas fired central heating, gardens and a garage with ample off-road parking. Offered to the market with no onward chain.

Directions
Leave Salisbury via the A36 Southampton Road and upon reaching Landford turn right at the Landford Poacher Public House. Continue into the village before turning left into Beech Grange and continue around the left hand bend where the property can be found on the left hand side.

Description
The property is a detached chalet style residence offering well proportioned accommodation arranged over two floors. The property is in need of some moderate updating but does benefit from PVCU double glazing and gas fired central heating. The property comprises an entrance hallway, an L-shaped sitting/dining room with patio doors leading out onto the rear garden which has a westerly aspect. There is also a kitchen and a large utility room with a WC together with a double bedroom on the ground floor. On the first floor are two further double bedrooms and a family bathroom. Externally there are gardens to the front, a pleasant garden to the rear and on both sides of the property are driveways providing ample off-road parking together with an attached single garage. The property is offered to the market with no onward chain. Landford lies within close proximity to the New Forest National Park and the village itself is well served by a village shop/post office, a primary school and a public house.

House Specifics
The accommodation is arranged as follows, all measurements being approximate:

Part glazed front door to:

Entrance hallway
Radiator, telephone point, stairs, storage cupboard, wall mounted thermostat control.

Sitting/dining room 23'9" x 20'11" (7.26m x 6.38m)
(maximum measurements, L-shaped room) Stone fireplace, windows to side and rear, sliding patio doors to rear and garden, space for table and chairs, two radiators, TV point.

Kitchen 10'4" x 8'4" (3.15m x 2.55m)
Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, part glazed door to side, integrated microwave, four-ring hob with extractor hood over, fridge and freezer, understair cupboard, radiator.

Utility room 8'2" x 7'0" (2.50m x 2.15m)
Sink under window to front, window to side, wall mounted gas boiler, space and plumbing for washing machine, radiator, low level WC, storage cupboard.

Bedroom three 11'3" x 10'0" (3.43m x 3.07m)
Window to front, radiator.

Half landing
Window to side.

First floor - landing
Access to loft. Airing cupboard housing loose-lagged hot water cylinder and immersion with shelving.

Bedroom one 14'0"x 10'11" (4.28mx 3.35m)
Window to rear, sliding doors to built-in wardrobe. Door to walk-in eaves storage area.

Bedroom two 13'1" x 10'11" (4m x 3.35m)
Window to front, radiator. Two large eaves storage areas.

Bathroom
Fitted with a four-piece suite comprising low level WC, pedestal wash-hand basin, panelled bath, shower cubicle, part tiled walls, radiator, obscure glazed window to side.

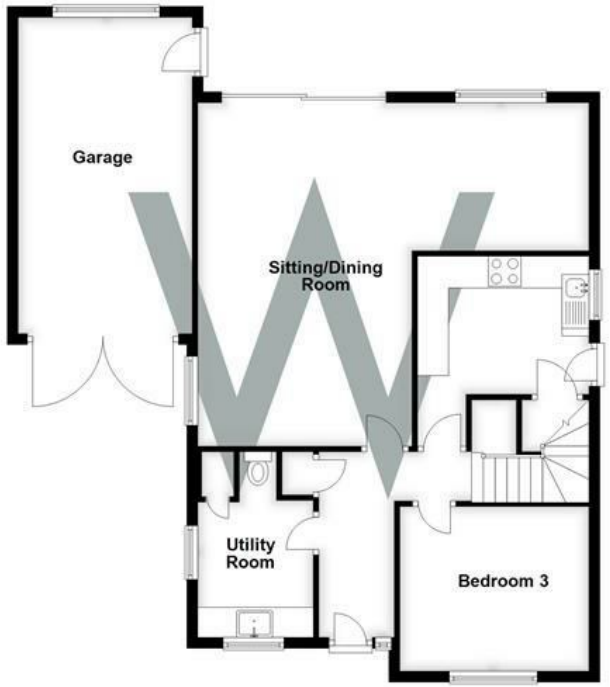
Outside
To the front of the property there is an area of open plan lawn with driveway providing parking for several cars in front of the attached garage - 5.87m x 3.24m - with double doors, a personal door to the rear garden and a window. The garage has power and light. On the other side of the property there is a further parking area which is partially covered and there is a gate leading to the rear garden which enjoys a westerly aspect and has a large patio area with lawn and extensive flowerbeds and borders, together with a rockery and fish pond. The garden is enclosed by fencing and brick wall. There is an outside tap and light.

Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2019/2020 payable to Wiltshire Council is £2,187.39.

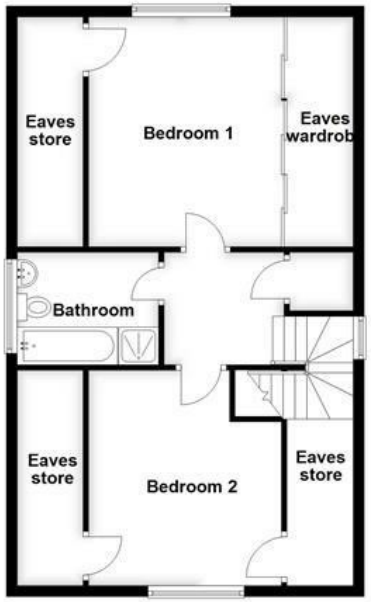
Ground Floor

Approx. 93.4 sq. metres (1005.5 sq. feet)

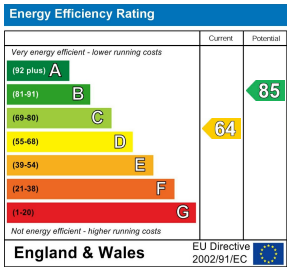


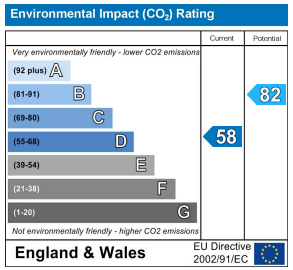
First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 159.1 sq. metres (1712.1 sq. feet)





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