



Beech Grange, Landford, Salisbury, Wiltshire

Jordan &
Mason

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

A newly refurbished and beautifully appointed three double bedroom detached chalet style home situated within a favoured position in a particularly generous garden plot. Viewing is essential.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 12 MILES (MAIN LINE STATION TO LONDON WATERLOO APPROX 80 MINS)

ROMSEY 9 MILES

SOUTHAMPTON 14 MILES

FORDINGBRIDGE 10 MILES

BOURNMOUTH 24 MILES

ACCOMMODATION & FEATURES

- Impressive three bedroom detached home
- Sought-after and convenient location
- Extensive and mature garden plot
- Large sitting room
- Spacious kitchen/dining room
- Conservatory extension
- Shower room/utility room
- Ground floor guest bedroom
- Garage and carport
- Extensive off-road parking
- Mature gardens
- Viewing is essential





The Property

The property is a pleasantly situated and beautifully refurbished three double bedroom detached house which occupies a mature and generous garden plot. Our clients have completed a full and comprehensive refurbishment of the property to an exacting standard with tasteful colour schemes and floor coverings throughout. At the front of the property there is a generous sitting room which enjoys a large picture window giving open aspect to the front garden. Across the rear of the property there is an open plan kitchen/dining room which has a dual aspect and with doors and windows giving an outlook over the rear patio and garden. The kitchen has been replaced and has an integrated dishwasher, five burner gas and electric Rangemaster with filter canopy above (by way of separate negotiation). A conservatory extension gives flexibility to this area with separate dining or seating room which have. The pleasant aspect of the garden. The ground floor also features a double guest bedroom with mirror fronted double wardrobe. The property is accessed from a porch which extends into a generous entrance hallway. From here there is a shower room/utility room which has a built-in utility cupboard housing the white goods and also housing a gas-fired boiler. This practical room is well suited to the outdoor interest such as dog walking all the storage of boots etc. The first floor has a similar sense of light and space with two double bedrooms and a well appointed. The property has gas central heating via a Worcester, PVCu double glazing, fascias, soffits and guttering for ease of maintenance and has had upgrades to the electrical consumer unit.



Entrance Porch 8' 9" x 3' 10" (2.67m x 1.17m)

PVCu double glazed front door and windows to front.

Composite contemporary door leads to entrance hallway.

Entrance Hallway 24' 4" x 4' 8" (7.42m x 1.41m)

This measurement is the overall measurement and includes the ground floor stair return.

Sitting Room 20' 3" x 12' 11" (6.16m x 3.93m)

This impressive and spacious room enjoys a PVCu double glazed window to front aspect, double panel radiator with thermostatic control.

Shower Room/ Utility Room 9' 6" x 8' 9" (2.89m x 2.66m)

This versatile room is located close to the entrance hallway and well suited to those with an outdoor interest. There is ample storage for footwear and a separate utility cupboard with appliance space and plumbing for both washing machine and tumble dryer. The same cupboard houses the Worcester gas-fired boiler which provides central heating and hot water. Double shower unit with integrated Mira shower and access control button. Low-level flush WC, pedestal hand wash basin with electric shaver point and mirror.

kitchen/dining room 20' 10" x 10' 4" (6.35m x 3.14m)

an impressive and newly fitted kitchen to comprise a range of base and wall cupboards with contrasting Square edge worktops. Various nests of drawers, aperture for gas-fired and electric range Master oven and hob (by way of separate negotiation) integrated slimline dishwasher, appliance space for American-style tall fridge freezer, breakfast bar peninsular, dual aspect PVCu double glazed window and sliding patio door to rear. Over sink PVCu double glazed window with aspect to conservatory and garden. Wooden flooring.

Conservatory 12' 0" x 7' 7" (3.67m x 2.30m)

Constructed of PVCu double glazed units with polycarbonate roof and single double glazed door giving access and aspect to patio and garden. Wall mounted spotlights. This useful room can be an additional dining or seating provision.

Bedroom Three 11' 11" x 9' 11" (3.62m x 3.03m)

This measurement excludes a large mirror fronted recess to wardrobe. PVCu double glazed window gives a pleasant aspect over the rear gardens.

Master bedroom 18' 6" x 15' 3" (5.63m x 4.64m)

This impressive principal room has a recessed mirror fronted



wardrobe, PVCu double glazed window giving a pleasant aspect over the rear gardens and fields beyond, additional under eaves storage.

Bedroom Two 18' 6" x 14' 1" (5.63m x 4.29m)

A well arranged and spacious room with ample space for study area, PVCu double glazed window to rear, under eaves storage

Family Bathroom 8' 2" x 7' 8" (2.49m x 2.34m)

Three piece suite of bath, pedestal handwash basin, Bath with shower screen.

Outside

At the front of the property there is an extensive brick paving driveway providing off-road parking for numerous vehicles and giving access to the car barn and single garage. The remainder of the garden has been laid to lawn with well-stocked flower and shrub borders. The rear garden also has a generous and extensive brick paving patio which goes across the rear of the property and swings round to a covered seating area. The gardens of this property are of particular note and stocked with numerous trees and shrubs. A paved footpath meanders through the centre section of the garden passing a greenhouse and heads towards the rear section of garden, although the season is not conducive to the true extent of the appeal of the garden, we don't doubt those with an horticultural interest or indeed simply enjoying the outsourced space will be suitably impressed.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





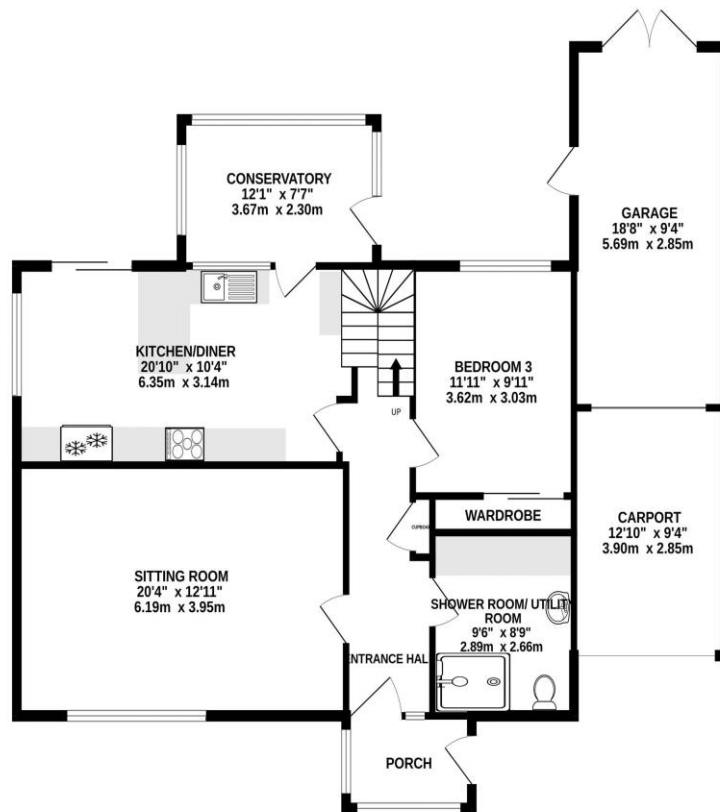
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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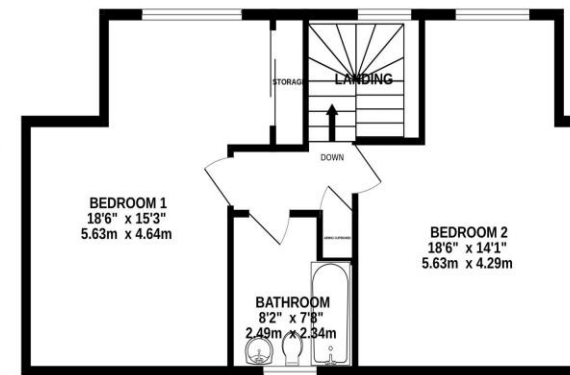
DIRECTIONS

From Salisbury city centre proceed in a southerly direction upon the A36 in the direction of Southampton. Continue over Pepper box Hill and straight over at the brickwork junction. Continue for some 5 miles taking a right hand turn as signposted Landford. Continue along the village road into the centre of the village and having passed the village store, Beech Grange can be found upon the left-hand side. Having entered the development, continue towards the rear and the property can be identified by our For Sale Board

GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Salisbury

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