



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

Jordan &
Mason

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£650,000 Freehold

Brief Property Description

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.

The Location and nearby Facilities

The property is situated within a convenient and sought after residential development in the heart of this well served and connected village position. Located within a prime plot towards the end of the development. The property has particularly generous garden which backs onto fields. The village has a good sense of community with a centrally located village store and post office, public house (notable Sunday carvery!) nearby access via cattle grid to new Forest National Park, public transport, primary school, golf clubs and other local amenities. Further shops and petrol stations can be found at the nearby village of Wellow.

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

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

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

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



3



2



2



D



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

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

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

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

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

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

Garage 18' 8" x 9' 4" (5.69m x 2.85m)

Carport 12' 10" x 9' 4" (3.90m x 2.85m)



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		



Postcode;
SP5 2AN

Directional note:

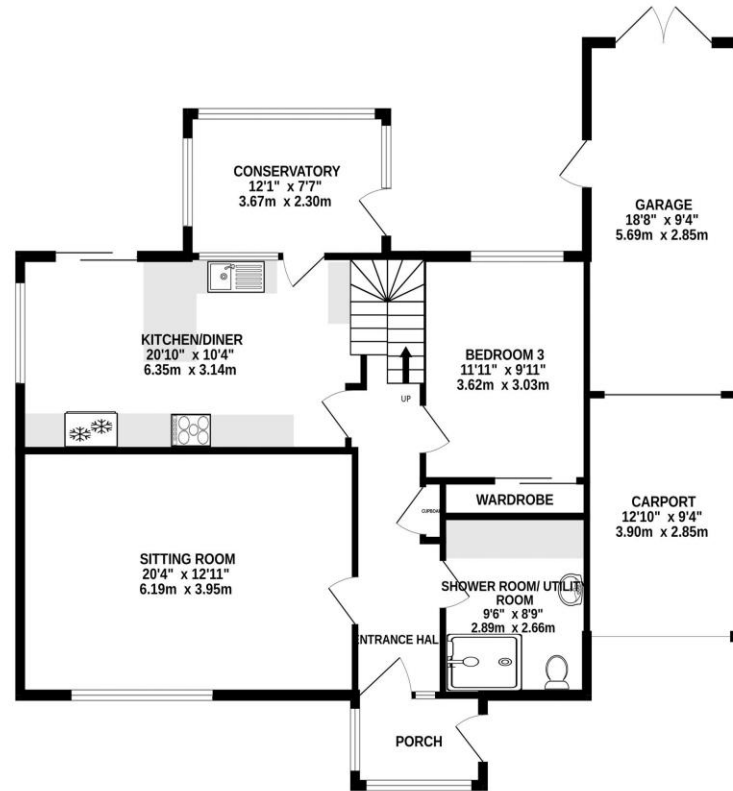
From Salisbury city centre proceed in a southerly direction upon the A36 in the direction of Southampton. Continue over Pepper box Hill and straight over at the brickwork junction. Continue for some 5 miles taking a right hand turn as signposted Landford. Continue along the village road into the centre 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

Council Tax Band:

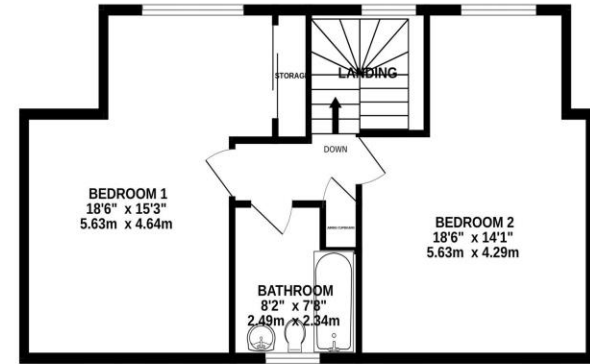
E

Property reference:

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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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: James Jordan
01722 441 999
james@jordanshomes.co.uk



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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)