

LANDFORD MANOR

LANDFORD • WILTSHIRE





LANDFORD MANOR

STOCK LANE • LANDFORD • WILTSHIRE • SP5 2EW

Village Amenities – Landford 0.5 mile or West Wellow 2 miles • Romsey 8 miles • M27 (Junction 2) 8 miles M3 Junction 11 miles (connection to M25 and International airports) • Salisbury 11 miles (London Waterloo from 90 minutes) • Southampton 12 miles • Southampton Airport 13 miles • Bournemouth Airport 20 miles
Winchester 19 miles (All distances and times approximate)

Major principal portion of the original Grade II★ Listed manor house, with private and landscaped gardens of 1.5 acres with a further 3.5 acres of communal grounds including a tennis court.

Accommodation

Reception hall • Drawing room with Dining and Study area • Sitting room • Kitchen/Breakfast room
Boot/Rod room • WC • Loggia

Basement suite of Bar, Wine Cellar and 'Chill Out' area

Principal Bedroom with en suite Bathroom • 2 further Guest Bedrooms with en suite Bathrooms
Laundry/Utility Room • Stores

Bedroom 4 with en suite Sitting room and Shower room • Bedroom 5 • Family Bathroom (with laundry facilities)

Self-contained Flat with Kitchen/Living room, 2 further Bedrooms, Shower room

Garden and Grounds

Private gardens of 1.4 acres with driveway providing ample parking, south-facing gardens, terraces and timber-framed outbuilding

Communal gardens and grounds of 3.5 acres with hard tennis court, woodland and river frontage

Guide Price: £2,500,000



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SITUATION & AMENITIES

The village of Landford lies on the county boundary in the Blackwater Valley on the northern edge of the New Forest to the west of Romsey and the Test Valley just off the A36 between Ower (Junction 2, M27) and Salisbury. The village has a number of amenities including a post office/store, garage, hairdresser, family butchers, newsagent/store, primary school, local churches and village hall. The Manor House is well placed for mainline communications with access on to the M27 just to the Southeast and Southampton Airport and Parkway Station for London Waterloo. Major shopping centres within easy driving distance include Romsey, Salisbury, Southampton and Winchester but a major feature of the area is the easy access out into the New forest that provides exceptional riding and walking.

THE PROPERTY

Whilst attached, the separation of Landford Manor as a residence from its neighbour was carefully and thoughtfully undertaken, to ensure maximum privacy. Part of a wider 'hamlet' of nine private properties, the Manor House itself has been divided into three properties, of which Landford Manor forms the principal part. In 2003, a previous owner undertook a comprehensive programme of restoration in conjunction with Historic England. The inherent character and architectural detail throughout the house was meticulously retained and restored but is now fitted with 21st Century services. The current owner bought Landford Manor in 2016 and has taken the Manor to another level, with an exceptional quality of finish and attention to detail throughout. No expense has been spared to ensure that the house functionality aligns with the beauty and high quality of the finish, including a state of the art security system around the house and across the grounds. Given the need for home working, there are a number of options to create a special home office within the house.





A magnificent central front door opens into a fine welcoming reception hall, panelled to dado height and ornamental plaster panelling above. Many of the rooms boast fine panelling, ornamental architrave and plaster work, stone mullion windows and tall ceilings. There is a baronial full height panelled drawing room with dining and study areas. It has a fine fireplace with a stone surround and carved mantelpiece over. There is a superb boot/rod room, ideal for country enthusiasts, with off-lying WC and door out to the rear loggia and garden terraces. The kitchen/breakfast room, panelled, was thought to be the original library. It is superbly fitted with bespoke hand crafted units, which have polished granite work surfaces. Appliances include a four oven Aga, dishwasher, induction hob and oven, microwave, further oven, refrigerator/freezer and a separate freezer. An island unit and kitchen table have granite tops to match the main units. Off the kitchen is a panelled sitting room/playroom with wood-burning stove.

In 2018, the owner undertook a major refurbishment of the cellar. The works included installing an automatic glass door in the floor, creating an open bar area with Vodka chiller, restoring a barrel-vaulted wine cellar and creating a chill/media area (note not fitted). The basement floor has air circulation, mood lighting and also discreetly houses much of the house plant and infrastructure.

A magnificent staircase rises up to a long landing which has decorative panelling and cornicing. The bedroom to the principal suite is panelled to dado height, has a marble fireplace surround and two corner built-in wardrobe cupboards. There are fine views down the garden and over the ornamental pond and bird bath. The adjoining bathroom has a free-standing bath, dual sinks, wall mounted TV and walk-in shower. There are two further bedrooms with en suite bathrooms, with a laundry/utility room and adjoining store. Stairs lead to the second floor which has been fitted with under-floor heating. There is a superb bedroom suite with vaulted ceiling, a sitting room and en suite shower room. There is a further bedroom with family bathroom opposite; this bathroom has additional laundry facilities. A door from the landing leads out to a small roof terrace. Lastly, a self-contained flat provides a kitchen/living area with two off-lying bedrooms and a shower room. The living area is presently used as a gym.



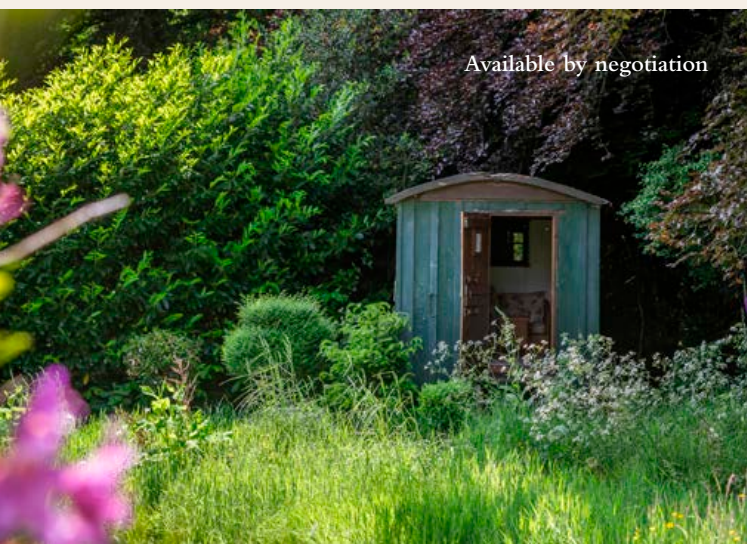


HISTORICAL NOTE

The well-documented history of Landford Manor records its origins back to the 13th Century. Residents of The Manor include John Davenant (Bishop of Salisbury) and Countess Frances Elizabeth Nelson, widow of the second Earl Nelson, nephew of Lord Nelson of Trafalgar. The original Manor is believed to have been built in c.1600 and later substantially altered during the reign of Queen Anne, notably by the re-facing of the front (north) elevation in the prevailing taste. Internal alterations still apparent were introduced at this time and yet succeeding occupiers carried out further extensions and alterations during the 18th and 19th Centuries. In 1929 Sir Alfred Mond, later raised to the peerage as Lord Melchet of Landford, sold The Manor to Sir Frederick Preston KBE. He carried out further remodeling of the accommodation and grounds installing formal garden areas, a woodland walk, water garden, tennis courts and other features appropriate to an English country house.







Available by negotiation



Communal Tennis Court



GARDENS AND GROUNDS

The Landford Manor estate is entered through tall brick pillars with curved walls to either side, which are Grade II listed in their own right, leading onto the shared driveway to all properties. Landford Manor is the first property on the right, with automated gates opening on to a private driveway to the magnificent front elevation, with ample gravelled parking. The drive is encompassed by lawn and there is a pretty circular flowerbed. The base of the house has shrub borders, and the western side is walled, planted with yew trees, and beyond is the village church. The lawn continues round the western end of the house to the principal garden, which faces south. There are three main terraces, all of which have a power supply to them.

The centre terrace has part of the original formal garden with a central ornamental pond enclosed by hedging and a brick wall and stone enclosed paved beds. On the western side is the main pleasure lawn with a fine array of broadleaf trees including some superb Copper Beech. The owner installed a large timber-framed outbuilding for stores and garden machinery in 2017. There is walkway tunnel through a dense bank of rhododendrons on the lower terrace. The private gardens extend to about 1.4 acres.

Below the private gardens are the communal grounds and meadows that are studded with some very fine varieties of trees and they lead down to the River Blackwater. There is a hard surfaced communal tennis court. The communal grounds amount to a further 3.5 acres.



DIRECTIONS – SP5 2EW

What3words: ///allows.thatched.tables

Note the entrance to Landford Manor is the first on the right after passing through the estate gates.

SERVICES

Mains electricity, drainage and water. Oil-fired central heating. Fibre Broadband.

EPC

Rating E

LOCAL AUTHORITY

Wiltshire Council.

METHOD OF SALE

The freehold of Landford Manor is available for sale by private treaty with vacant possession on completion.

OUTGOINGS

The property is subject to Council Tax Band G

FIXTURES & FITTINGS

All fitted carpets, curtains, blinds and light fittings are excluded from the sale but may be available by negotiation. Some furniture, garden ornaments and equipment may be available to purchase, subject to negotiation.

VIEWINGS

Strictly by appointment with sole agents Savills.

AGENTS' NOTE

Each property within the wider Landford Manor estate contributes £360pa towards the maintenance of the shared driveway and communal grounds.



Landford Manor, Stock Lane, Landford, Wiltshire, SP5 2EW

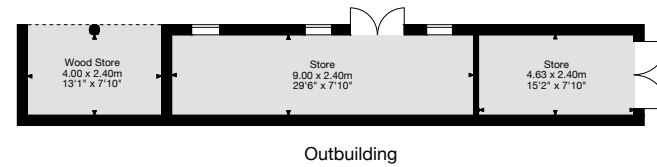
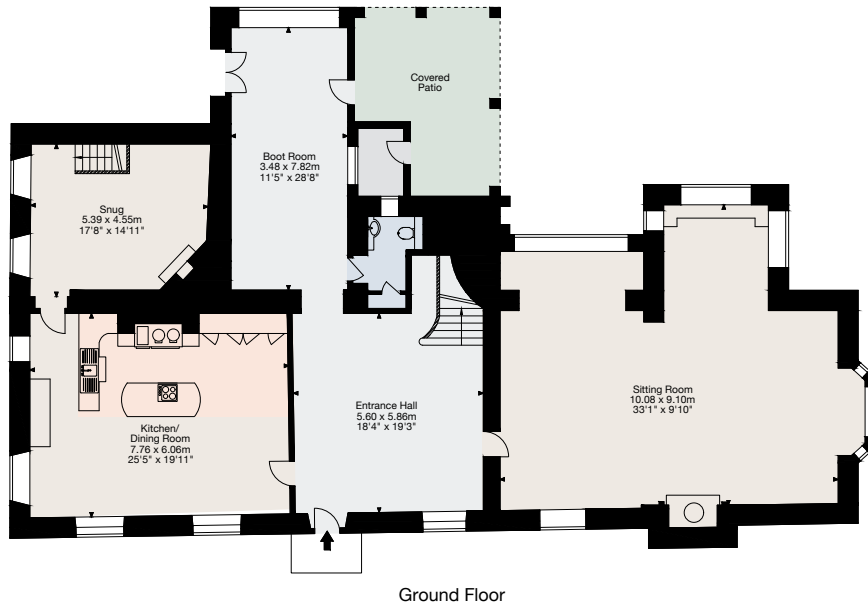
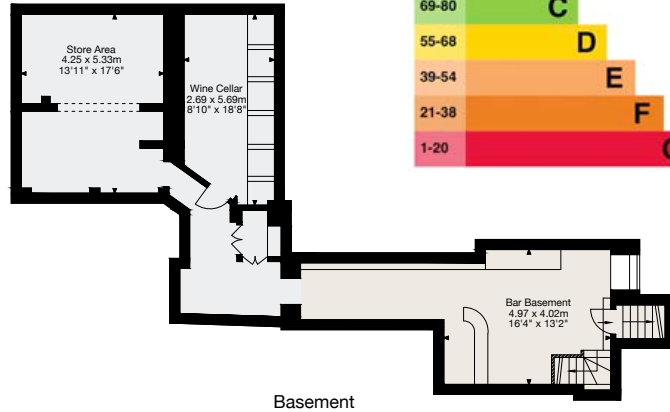
Gross Internal Area (Approx.)

Main House = 719 sq m / 7,739 sq ft

Outbuilding = 44 sq m / 473 sq ft

Total Area = 763 sq m / 8,212 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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