



The Cottage

Hamptworth Road, Landford, Salisbury, Wiltshire, SP5 2DT

S P E N C E R S
R O M S E Y





THE COTTAGE LANDFORD • SALISBURY

An exceptional period country cottage set in a highly sought-after location within the New Forest National Park, offering approximately 2,000 sq ft of beautifully presented accommodation, and standing in about 2.2 acres of private gardens, orchard, and paddocks.

Ground Floor

Entrance Porch, Reception Hall, Sitting Room, Kitchen/Family/Dining Room, Study, Utility Room

First Floor

Principal bedroom with En-Suite Bathroom, Three Further Bedrooms, Family Bathroom

Outbuildings

Five-Block Stable Yard, Polytunnel, Chicken Coop

Outside

Off Road Parking, Gardens, Orchard and Level Paddocks Extending to Approximately 2.2 Acres

Guide Price £1,150,000



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4



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The Property

The Cottage is an outstanding, double fronted, period home set within a prime position in the New Forest National Park. The original 19th century cottage has been carefully modernised and extended to create a stylish and highly functional family home, arranged over two floors.

At the heart of the property is the stunning triple-aspect kitchen and family room, featuring striking worktops, a comprehensive range of integrated appliances, a fully shelved larder, breakfast bar and ample space for both dining and relaxed seating, ideal for modern family living and entertaining.

The ground floor further benefits from a bright and welcoming dual-aspect sitting room with a feature log burner and French doors opening onto the garden terrace, a spacious double-aspect study fitted with bespoke cabinetry, and a well-proportioned utility room providing excellent storage. A cloakroom completes the ground floor accommodation.

To the first floor are four bedrooms and two bathrooms, including a principal bedroom with a modern en-suite. All bedrooms enjoy far-reaching, uninterrupted views across the surrounding countryside.

Work Undertaken By Current Owners

- Single storey lounge extension, including wood burner and French doors
- Refitted Kitchen and Utility Room including fitted cabinets, worktops, glass splashbacks, Neff appliances, and Karndean flooring
- Refitted Bathroom including fitted cabinets, sanitaryware, shower cubicle, heated towel rail and Karndean flooring
- New extensive fitted Study furniture including cabinets and bookcases
- New electrical circuit board and extensive electrical rewiring throughout
- New oil-fired boiler, oil tank and hot water cylinder
- New radiators
- New wood-effect UPVC doors and windows throughout
- New front and back porches
- New double electric gates for driveway
- New fitted drawer units to Master Bedroom
- House redecorated throughout
- Replacement carpets throughout





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Approximate Area = 1939 sq ft / 180.1 sq m (exclude boiler)

Limited Use Area(s) = 42 sq ft / 3.9 sq m

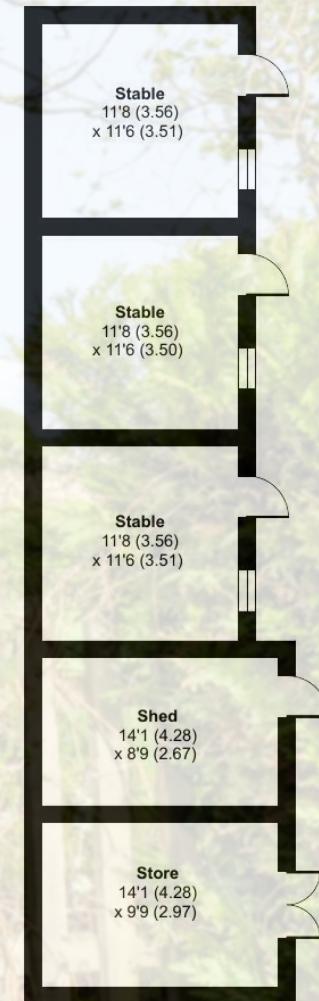
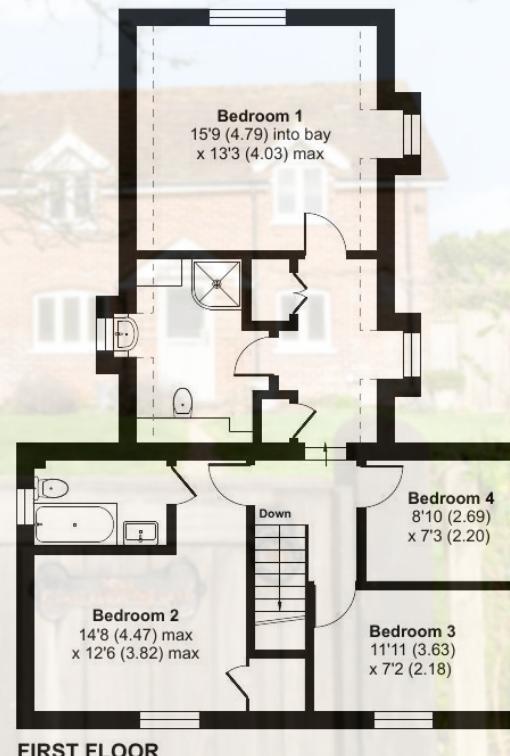
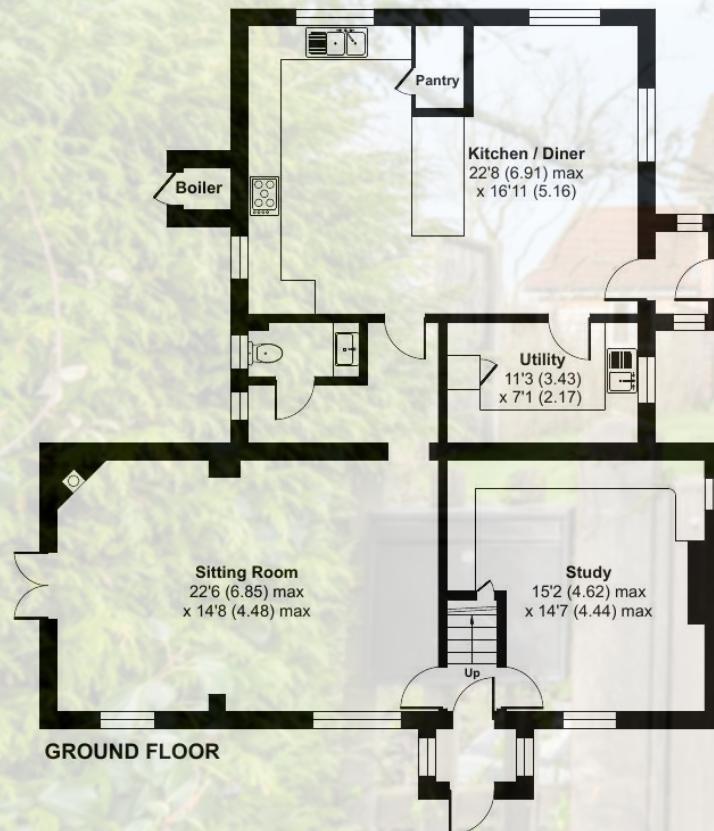
Outbuilding = 664 sq ft / 61.6 sq m

Total = 2645 sq ft / 245.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026.
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Outside

The property is set within approximately 2.2 acres of private land, including well-tended gardens, an orchard, level paddocks, and a polytunnel. A five-block stable yard provides excellent facilities for horses or smallholding activities, while the vegetable beds and chicken coop complement a self-sufficient rural lifestyle. The grounds offer privacy and a tranquil setting, with far-reaching views across the open countryside.

The Situation

The property enjoys a peaceful countryside setting in the New Forest, while remaining within convenient reach of the A36, providing excellent access to Salisbury to the north and the M27/M3 to the south. The village of Landford offers everyday amenities including a public house, general store, post office, garage, village hall, and junior school. Additional local facilities include a golf course and farm shop. Bus services run along the A36, and schooling for all ages is readily accessible.

Directions

From Romsey, proceed to the Ower Roundabout and take the A36 towards Salisbury. Continue for approximately 7 miles before turning left into Lyndhurst Road. Turn right into Hamptworth Road, where the property will be found on the right-hand side.





Additional Information

Energy Performance Rating: D Current: 61 Potential: 81

Council Tax Band: G

Local Authority: Wiltshire

Tenure: Freehold

Heating: Oil central heating, and wood burner

Services: Mains water and electric

Drainage: Small sewage treatment plant

Broadband: Superfast speeds available

Mobile signal/coverage: No known issues, buyer to check with their provider.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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