



Smallbrook Cottage

*Hampworth Road, Landford, Salisbury, SP5 2DT*

SPENCERS  
NEW FOREST





*This detached home offers three bedrooms, three bathrooms and a beautiful orangery overlooking the garden with its views across the open country*

## The Property

You enter the property via a secured, covered porch which leads into the entrance hall where you have access immediately to a useful study/bedroom four and a further utility room.

Continuing from the entrance hall you enter into a further hall where there is access to a shower room and stairs leading to one of the bedrooms. You step down from the hall into a lovely characterful living room with double aspect views and log burner with brick surround.

A door leads into a shaker style kitchen with low lying units all sat under a wooden work surface and space at the end for fridge/freezer. The space in the kitchen is beautifully designed to allow for dining area as well and further provides stairs leading to the second section of the first floor.

A dining area sits off from the kitchen and gives access into the stunning, bright and airy orangery/sunroom with floor to ceiling windows all around and an array of doors to the garden, bring the outside into the home beautifully.

**£1,275,000**



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## The Property Continued...

Stairs from the internal hall provide access to the first section of the first floor which leads straight into a large double bedroom with two separate windows allowing for lovely naturally light.

Further stairs from the kitchen lead up to the main first floor landing where two additional bedrooms can be found. Bedroom two offers double aspect views with en-suite shower room. The principal bedroom equally offers double aspect views and similarly provides a large four-piece bathroom.

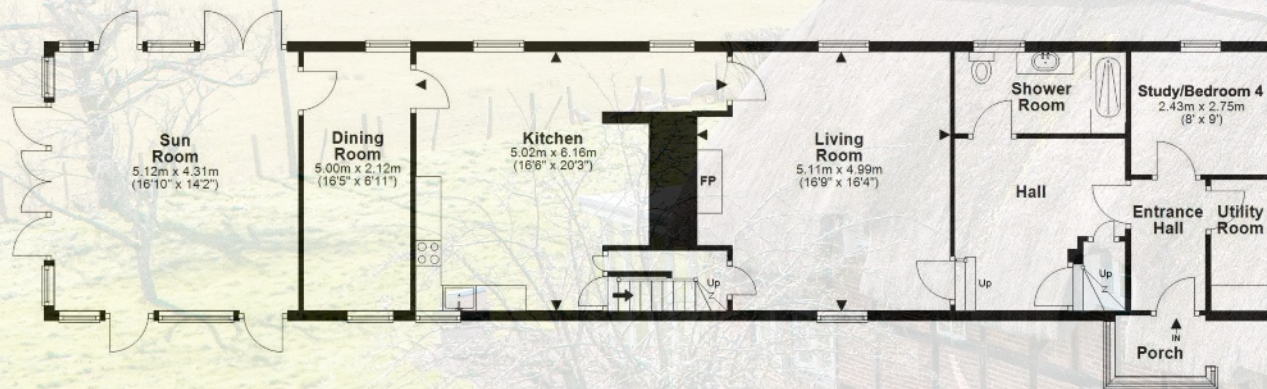
Ground Floor

# Floor Plan

## Approx Gross Internal Areas

House: 211.0 sqm / 2271.0 sqft  
Studio (not necessarily in correct position/orientation):  
110.9 sqm / 1194.0 sqft

**Total Approx Gross Area: 321.9 sqm / 3465.0 sqft**



## First Floor

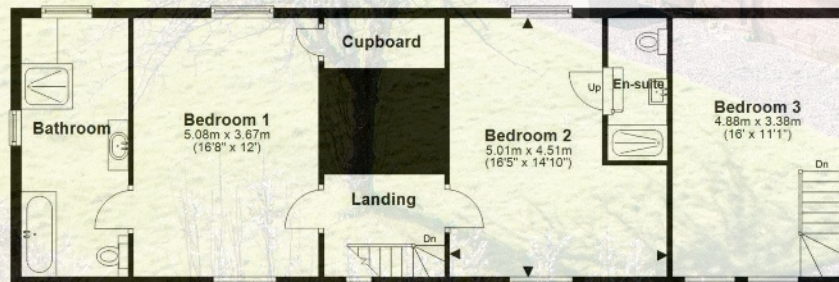


Illustration for identification purposes only, measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





*Offered to the market with No Forward Chain - This is a fine example of a quintessential period thatched country home*

## Grounds & Gardens

The property is approached via a secure five bared wooden gate that leads to the front of the property offering parking for several cars. The property itself is accessed via stone path to the front door. The gardens are mostly laid to lawn with the property sat well within its plot offering wrap around gardens and views. Flanked by fencing and hedgerow giving the property a perfect element of privacy and seclusion and consists of an array of small shrubs and trees throughout blending the countryside views within your own grounds. A large barn/potential studio sits in the corner of the plot giving even more parking or storage for garden equipment.



## Directions

From our office in Burley you drive out of Burley meeting the Picket post junction taking you east bound onto the A31. Continue along the A31 until you meet the Cadnam roundabout with directions North through Bramshaw. Follow this same road up through Bramshaw and through the village of Landford for about 8km. once you have driven through Landford you then have the village hall on your right and a turning on your left, take this turning onto the Hamptworth Road and the property can be found about 600 metres up the road on the left hand side





The Lamb Inn, Nomansland



New Forest National Park



Hamptworth Golf Club



Salisbury Cathedral



The Cuckoo Inn

## The Situation

The property is situated within the village of Hamptworth close to Landford. The local public house is within easy distance as is the local primary school and of course the Hamptworth Golf & Country Club. The south coast, with its superb sailing and beaches, is within easy reach as are the larger centres of Salisbury, Romsey and Southampton with their excellent range of shops, schooling and recreational facilities. In addition, to the east, is the Cathedral city of Winchester where there is a fast and regular rail service to London Waterloo. Trains can also be taken from Southampton Central and Salisbury. To the south, via the M27, easy access is gained to Southampton International Airport.

## Services

Energy Performance Rating: E

Council Tax Band: F

Tenure: Freehold

Mains water, electricity and drainage - Oil fired central heating

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

Spencers of The New Forest 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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