

Post Box Cottage, New Road Landford



WHITES

Post Box Cottage, New Road, Landford, SP5 2AZ

A well presented semi detached cottage that has been extended and which is offered to the market with no onward chain. It offers open plan living space on the ground floor with an L-shaped kitchen/dining room as well as a sitting room together with three bedrooms on the first floor. Benefits include PVCu double glazing, gas central heating with gardens on three sides as well as ample off road parking. Offers excellent access to local amenities and the open space of the New Forest.

- Semi detached cottage
- Three bedrooms
- Open plan kitchen/dining room
- Sitting room
- Bathroom
- PVCu DG and gas CH
- Gardens on three sides
- Off road parking
- Edge of New Forest
- No chain

£460,000





About The Property

The property is an extended semi detached character cottage which is in good order throughout and offered with no onward chain.

The house has been in the same ownership for a number of years. Over time it has been extended and improved, and now provides well proportioned rooms arranged over two floors, set within established gardens lying on three sides of the house. It would make an ideal family home for those looking for the convenience of modern living in a popular village setting on the edge of the New Forest.

On the ground floor, there is an entrance hallway with timber flooring with a door in to the kitchen/dining room and the bathroom. This has a contemporary white four piece suite with an attractive claw foot bath and fully tiled walls and flooring.

The sitting room enjoys a dual aspect and again it has attractive timber flooring. To the rear is a large L-shaped kitchen/dining room which has cream fronted base and wall units with timber work surfaces over. It has a Belfast sink and an integrated electric oven, grill, hob with extractor and wine fridge, with space for a dishwasher, washing machine and fridge freezer. The extension has a vaulted ceiling with velux windows, space for a table and chairs with French doors leading in to the rear garden.

On the first floor, the main bedroom has a dual aspect and a loft access with a pull down ladder. Bedroom two has an over stair cupboard housing the gas boiler and there is a third bedroom/study. Further benefits include PVCu double glazing and gas central heating.

To the front of the property is a lawn with a driveway which provides off road parking for 3/4 cars. The garden extends around the side of the house to the rear which has a raised patio and lawn with a parking area accessed via a side track, over which we have access. At the end of the garden is an open garage with an attached storage shed. There is also an outside tap, light and power point.

Landford is a popular village located with the New Forest National Park. It offers the seclusion of the countryside yet lies within a short drive of a road network that provides easy links to the whole south coast and further afield. Post Box Cottage is close to many amenities including shops, pubs, and restaurants as well as schooling at all levels. Living in the New Forest also offers the kind of outdoor lifestyle very few are lucky enough to enjoy with endless space to walk, run, cycle and ride. The Market town of Romsey as well as the cathedral city of Salisbury are also within easy reach.



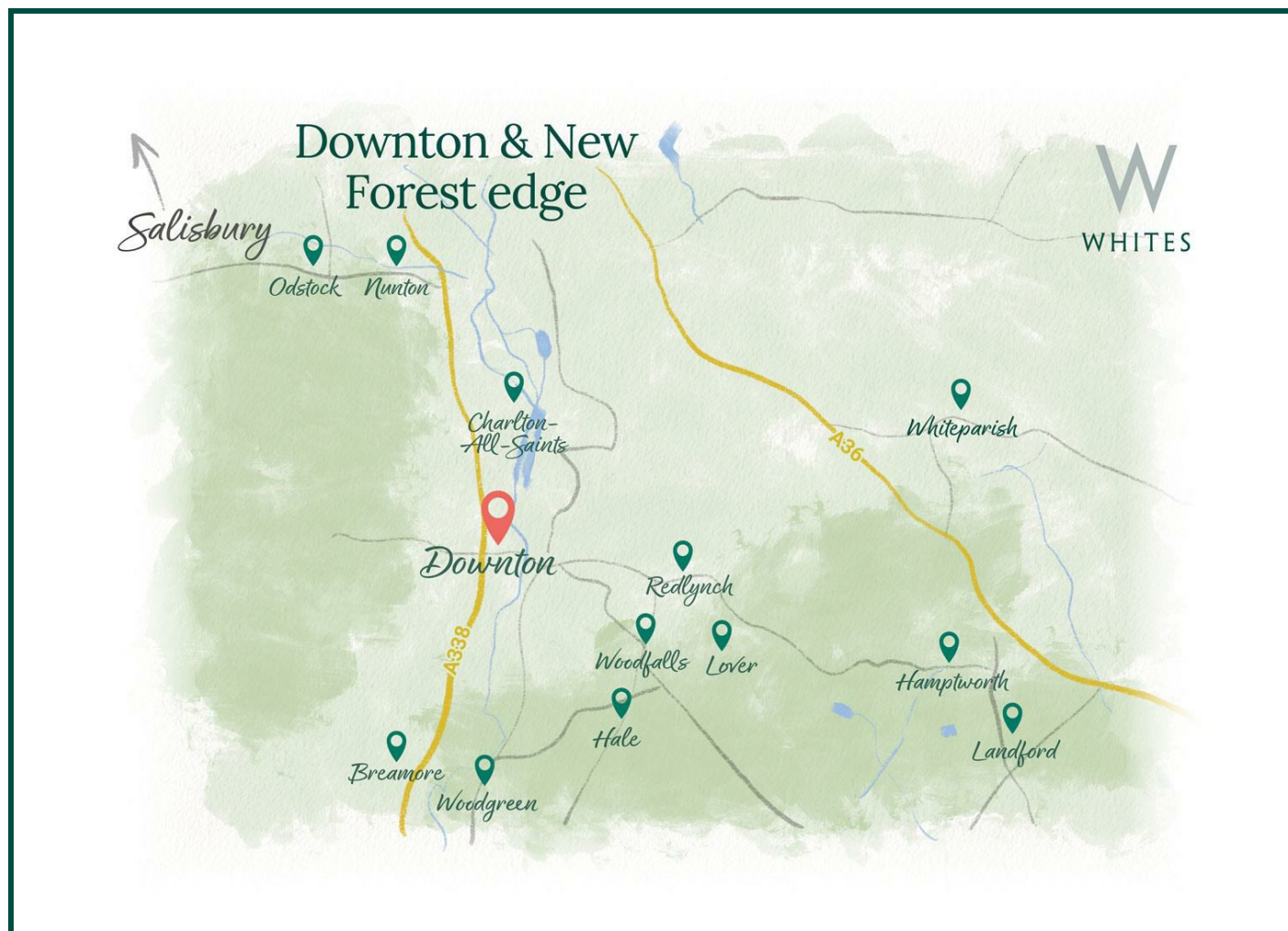


Location

Landford is a peaceful village on the northern edge of the New Forest, surrounded by open heathland and ancient woodland grazed by New Forest ponies. It encompasses the hamlets of Nomansland and Landford Wood and enjoys a close-knit, welcoming community.

The village offers a range of local amenities including a shop and Post Office, popular pub, and recreation grounds. The highly regarded New Forest CE Primary School serves the local area, and a parish website keeps residents informed and connected. Nearby, the Lavender Farm Tearooms and gardens are a favourite for homemade lunches and cakes, while Nomansland is home to The Lamb Inn and Les Mirabelles, a well-regarded French bistro known for its seasonal menus and excellent wine list.

With a strong sense of place and community, Landford offers an enviable balance of rural charm and local convenience in a stunning National Park setting.



Southampton Central: 25 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 25 mins
Bath: 1 hr 38 mins
London: 2 hr 36 mins



Local school: 12 mins
Local public house: 22 mins
Local amenities: 2 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: D - £2481.33 (2026/2027)

Tenure:

Freehold

Floor Area:



1035.60 sq ft

Services:

Mains gas, electricity, water and drainage.

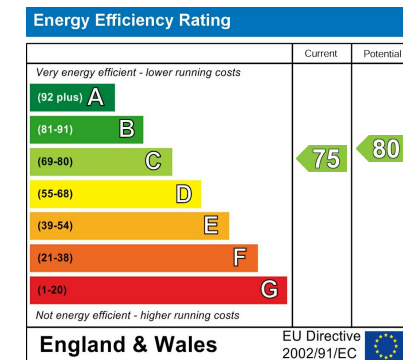
Heating:

Gas heating with radiators.

Directions:

Leave Salisbury on the A36 Southampton Road. After approximately 12 miles just before Plaitford, turn right in to New Road (signposted Nomansland). The property can be found after half a mile on the left hand side.

EPC:

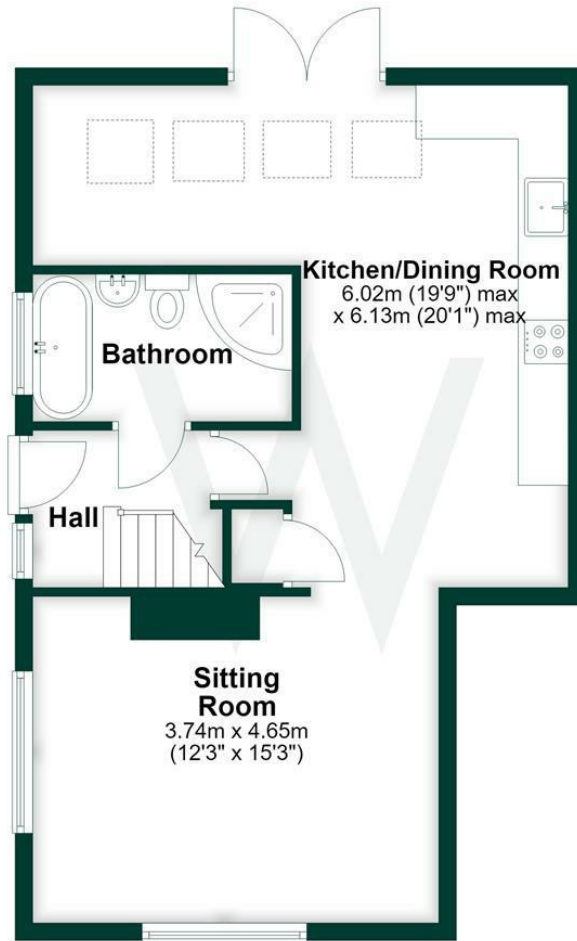


What3Words:

///fatigued.consonant.certainty

Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)