



Forest Home

Nomansland, Salisbury, SP5 2BN

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FOREST HOME

NOMANSLAND • SALISBURY

A wonderful family home set in stunning grounds approaching half an acre in the highly sought-after village of Nomansland. The property offers well-presented accommodation throughout and occupies an incredible position with stunning views across the open forest.

Ground Floor

Entrance Hallway, Inner Lobby, Sitting Room, Dining Room, Kitchen/Breakfast Room, Converted Garage, Utility Room, Dark Room

First Floor

Four Double Bedrooms, Family Bathroom, Cloakroom

Outside

Private Driveway, Gardens and Grounds Approaching Half an Acre, Triple Stable Block With Adjoining Store, Direct Forest Views

Guide Price £1,050,000



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The Property

A beautifully presented and spacious family home set in a sought-after location, enjoying open forest views to the front and landscaped gardens to the rear.

A covered porch leads into a welcoming hallway with views through and a door opening onto the garden. Set to one side of the entrance hallway is an elegant sitting room featuring a triple box bay window and to the other, a converted garage room with double doors opening out to the front aspect. An inner lobby links to an impressive, double aspect dining room with oak flooring and double doors opening onto the rear garden. Adjoining the dining room is a triple-aspect kitchen/breakfast room fitted with a stylish range of shaker-style units, integrated appliances, granite worksurfaces and a butler sink. The ground floor layout is completed by a useful utility room providing access to a darkroom or potential cloakroom. An external door from the utility room opens to the side aspect.

To the first floor, a central landing area links to four generous double bedrooms, two of which feature forest views, with the remaining two bedrooms overlooking the rear garden. The bedrooms are served by a modern family bathroom and an additional cloakroom.







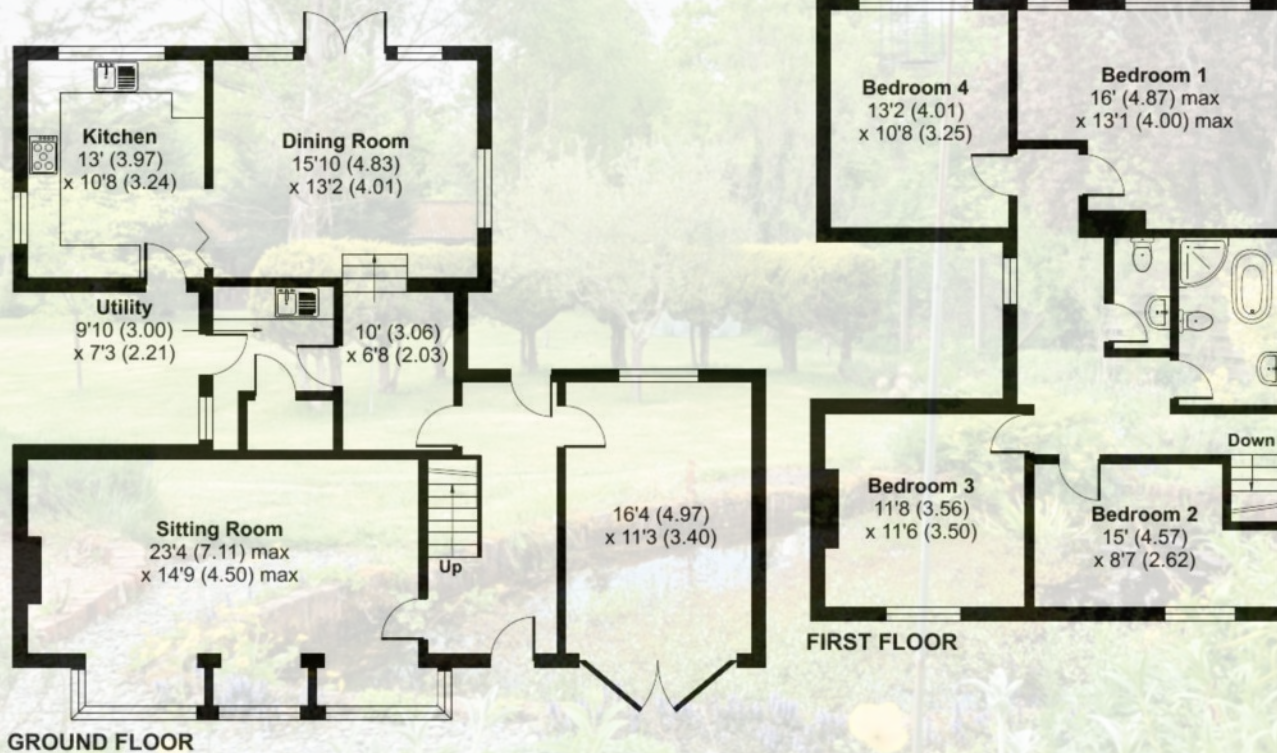
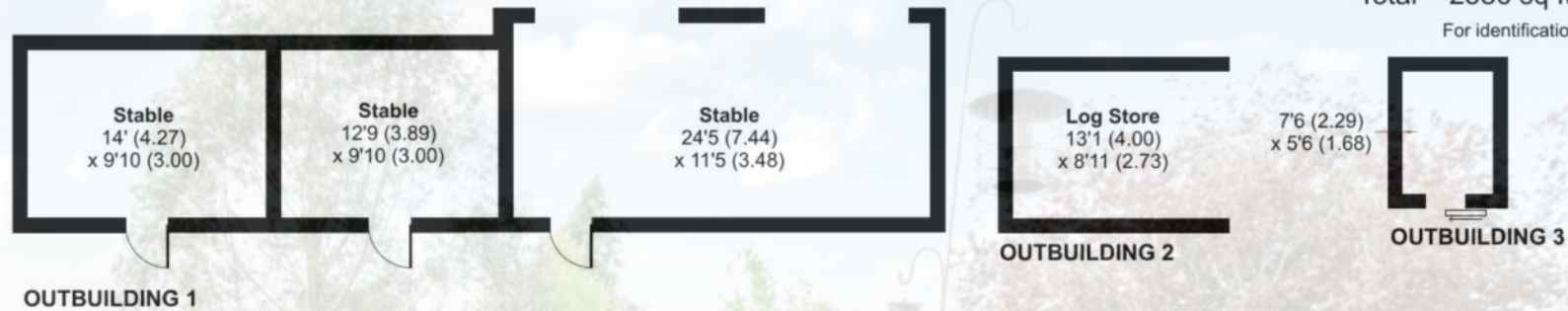
Forest Home, Nomansland, Salisbury, SP5

Approximate Area = 2003 sq ft / 186 sq m

Outbuildings = 583 sq ft / 54.1 sq m (excludes log store)

Total = 2586 sq ft / 240.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Spencers of the New Forest Ltd. REF: 1285250



Outside

To the front aspect, a gated gravel driveway provides ample and secure parking for several vehicles.

The front garden opens directly onto the picturesque open forest and is attractively landscaped with raised planters. Gravel paths on either side of the cottage provide access to the beautifully maintained rear garden.

This private and well-established outdoor space is mainly laid to lawn and features multiple seating areas, a tranquil pond, and a greenhouse, all set against a lush backdrop of mature trees and shrubs that extend to the rear boundary. At the far end of the garden lies a triple stable block with adjoining store, offering excellent potential and scope for refurbishment.

The Situation

The highly sought-after New Forest village of Nomansland offers a welcoming, sociable community, centred around the popular Lamb Inn and a neighbouring French restaurant overlooking the village cricket green. Set on the edge of the open New Forest, the area provides idyllic walking, cycling, and breathtaking scenery, with Hamptworth Golf and Country Club just minutes away. Despite its peaceful rural charm, Nomansland enjoys excellent transport links to Salisbury, Southampton, and Bournemouth, and benefits from well-regarded local schooling, making it ideal for both families and commuters alike.







Additional Information

Energy Performance Rating: D Current: 60 Potential: 74

Council Tax Band: F

Local Authority: Wiltshire Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Speeds of up to 60Mbps available at the property (Ofcom)

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

Electric Vehicle (EV) Charging Point: The property is equipped with an EV charging point

Property Video

Point your camera at the QR code below to view our professionally produced video.



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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