



**Sunnyside**

*Forest Road, Nomansland, Salisbury, SP5 2BP*

**SPENCERS**  
ROMSEY





*A charming and beautifully presented home set in an idyllic location, offering spacious and versatile accommodation with delightful grounds approaching a quarter of an acre and forest views.*

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### Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Two Double Bedrooms, Family Bathroom

### First Floor

Large Bedroom Area with En-Suite Shower Room

### Outside

Driveway Providing Off-Road Parking, Front Garden, Rear Garden, Large Outbuilding, Summer House, Electric Charging Point

*Guide Price £695,000*



FLOOR PLAN

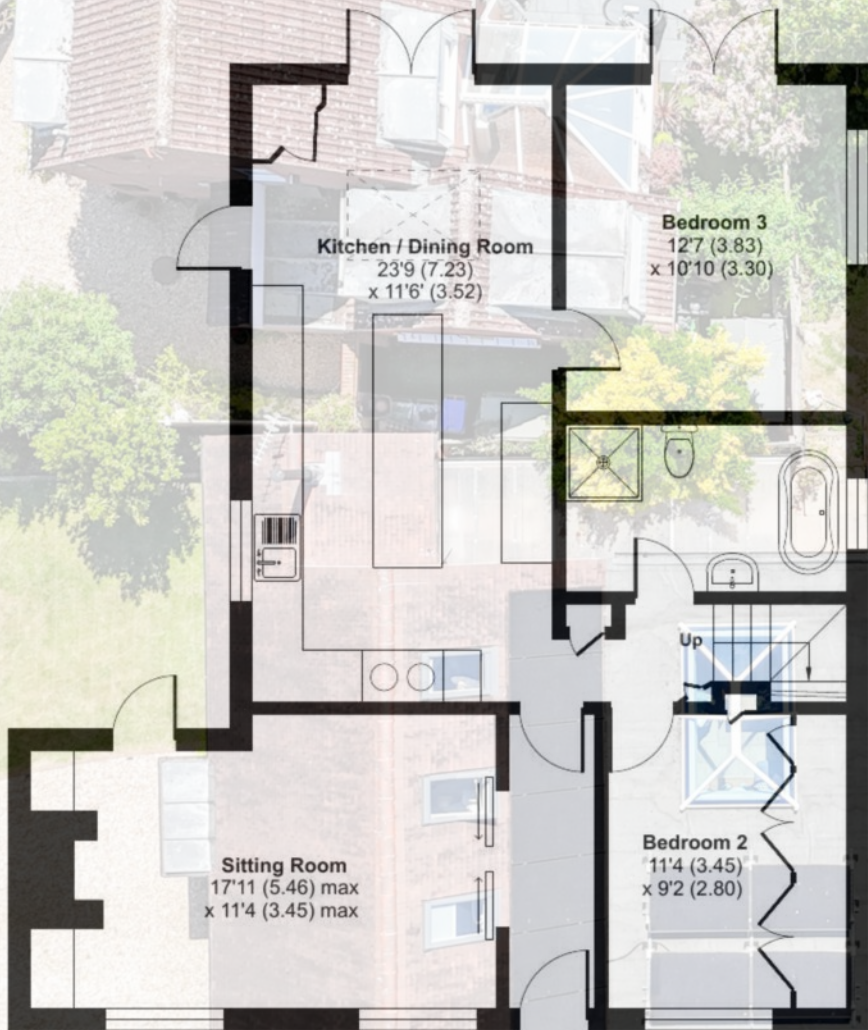
# Forest Road, Nomansland, Salisbury, SP5

Approximate Area = 1149 sq ft / 106.7 sq m

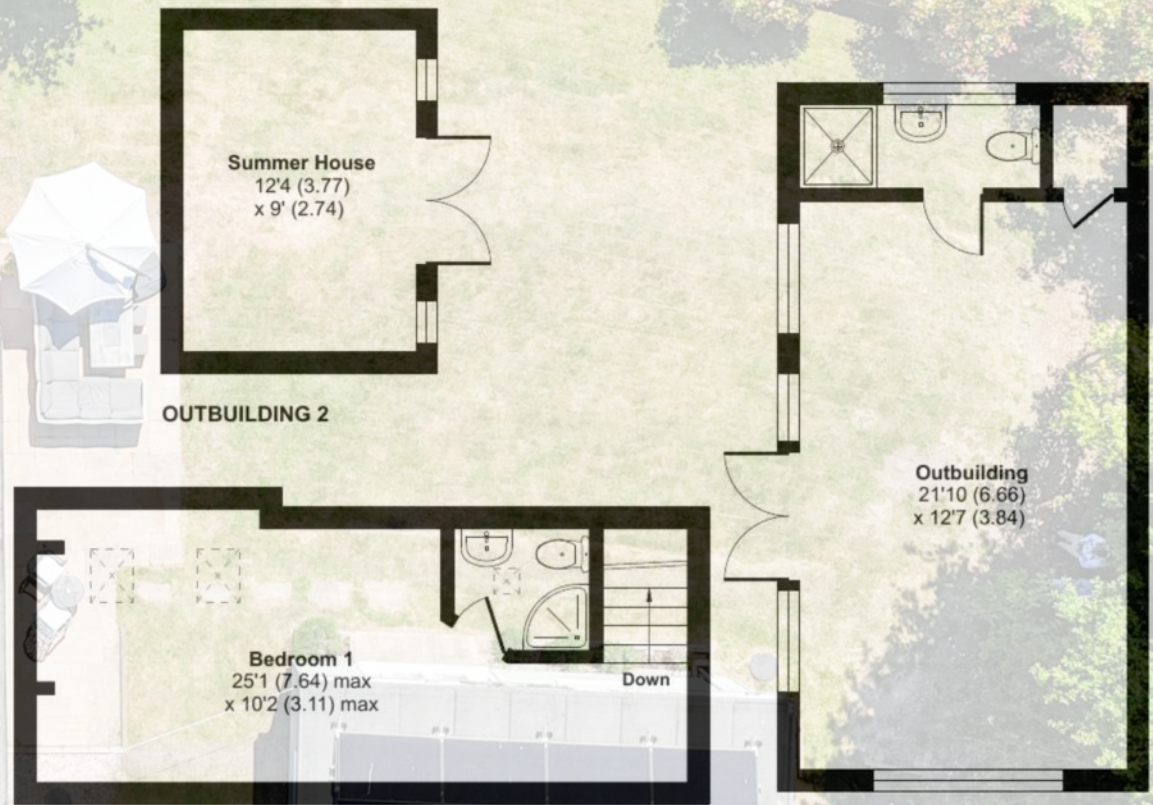
Outbuildings = 433 sq ft / 40.2 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

OUTBUILDING 1





## The Property

To the front aspect, a pretty entrance porch with characterful brick pillars and an oak-framed roof provides a welcoming first impression, leading into a bright and spacious entrance hall. From here, access is granted to a wonderfully light double aspect sitting room, featuring a striking wood burning stove as a focal point and a door opening onto an enchanting side terrace, complete with an attractive pergola.

To the rear of the property lies the stunning, double aspect kitchen/dining room forming the true heart of the home. This beautifully appointed, open plan space is fitted with a comprehensive range of bespoke units, integrated appliances, a useful pantry cupboard, and a stylish island unit with breakfast bar seating. A feature lantern roof floods the space with natural light, while a set of double doors open seamlessly onto the rear garden, with an additional door also leading out to the side terrace.

The ground floor further comprises two well-proportioned bedrooms. One enjoys a double aspect with French doors opening onto the rear garden, and the other benefits from built-in wardrobes and delightful views over the garden and surrounding open forest. These rooms are served by a contemporary family bathroom, thoughtfully designed with a traditional roll top claw-foot bath with mixer taps over, and a separate double shower.

To the first floor, a generous bedroom suite offers a peaceful retreat, featuring Velux windows, ample built-in storage, and a stylish en-suite shower room.

This exceptional home combines character and charm with modern convenience, offering a truly special lifestyle opportunity in a sought-after location.



## Outside

To the front of the property, a five-bar gate opens onto a generous driveway and a neatly maintained lawn, flanked by an attractive picket fence and mature hedgerow borders. Side access leads through to the expansive rear garden, which is mainly laid to lawn and bordered by well-established planting and secure fence panel boundaries.

Immediately adjoining the rear of the property is a paved terrace providing an ideal setting for alfresco dining and outdoor entertaining. The garden also boasts a substantial outbuilding, featuring a spacious open-plan area, currently a gym, and a separate shower room.

Further enhancing the outdoor offering is a delightful summer house nestled towards the lower part of the garden, providing an idyllic retreat. To the side aspect, an electric vehicle charging point adds modern convenience.

In all, the beautifully landscaped gardens and grounds extend to approximately a quarter of an acre, offering a private and tranquil setting, as well as a pleasant westerly aspect.



## 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

EPC: D Current: 55 Potential: 82  
Council Tax Band: E  
Local Authority: Wiltshire Council

Services: All mains services connected  
Drainage: Public  
Heating: Gas Central Heating  
Tenure: Freehold

Electric Vehicle (EV) charging point: Yes installed at the property.

Broadband: Speeds of up to 80 Mbps available at the property (Ofcom)  
Mobile signal/coverage: Coverage may be weak at the property depending on mobile provider, buyer to check with their provider.

## Important Information

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 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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)