



School Road, Nomansland, Salisbury, SP5 2BY

SPENCERS
NEW FOREST





The Property

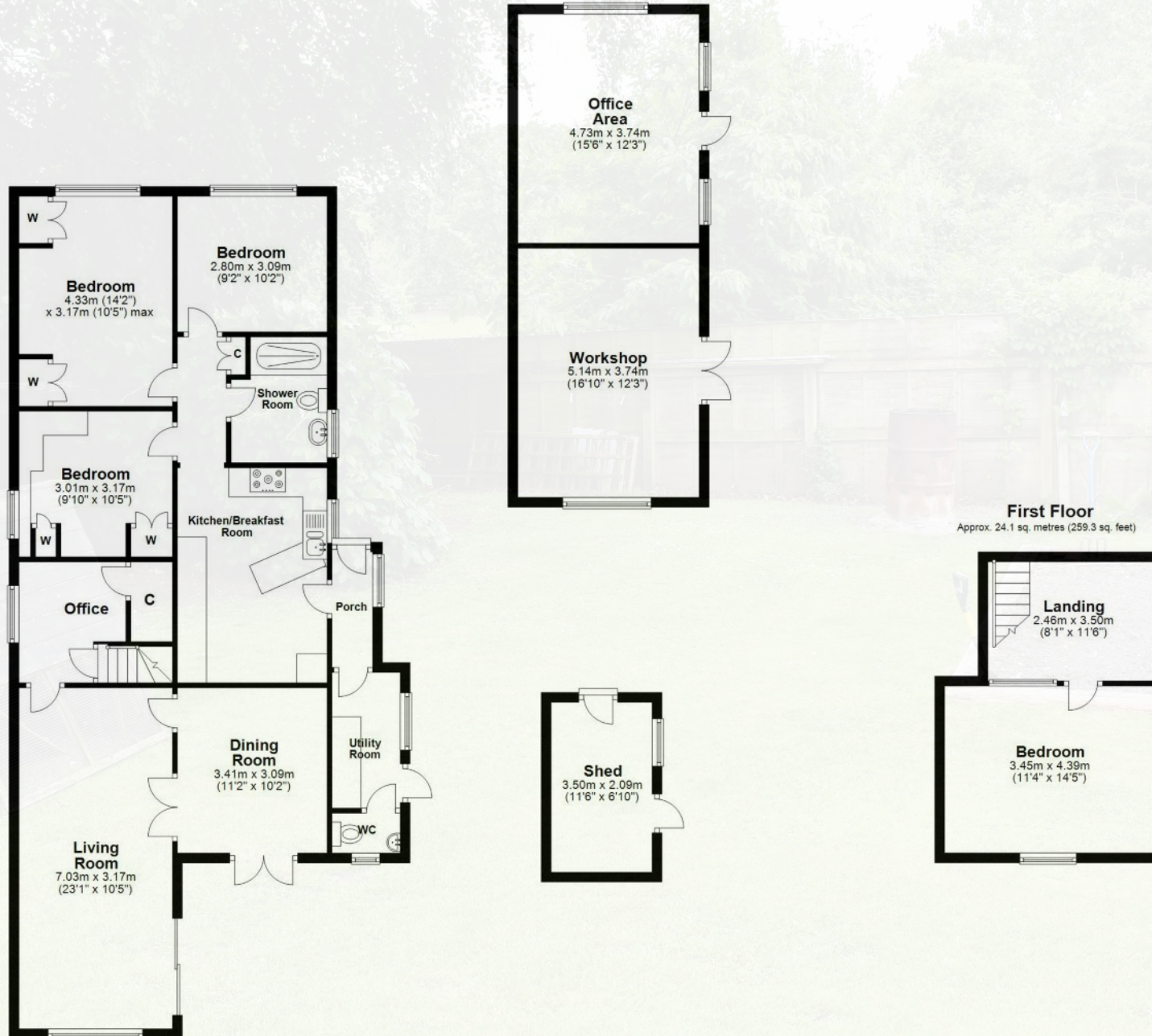
Backing onto fields is this deceptively spacious, split level, detached chalet style home with four bedrooms which features a generous modern and stylish kitchen / breakfast room. The living room and dining room both back onto the gardens with far reaching views of the fields and surrounding countryside. The current owners have extended and modernised this property which includes a modern and luxury bathroom suite.

- Modern and stylish kitchen with attractive granite worktops, range of Oak Shaker style base wall and drawer units. Cloakroom (leading off the kitchen)
- Built in quality appliances include a Range style oven, eye level microwave, dishwasher, space for an American style Fridge/Freezer
- Split level access into the adjacent dining room with views over the rear gardens double French doors to the rear terrace
- The living room, located at the rear, features a wood burning stove with wood storage. French doors lead out onto the rear terrace
- Further accommodation to the ground floor includes a study and three bedrooms with built in wardrobes
- The family bathroom is a modern and luxury three piece suite which includes an oversized shower cubicle and attractive porcelain tiled walls
- On the first floor is a further fourth bedroom with vaulted ceiling

FLOOR PLAN

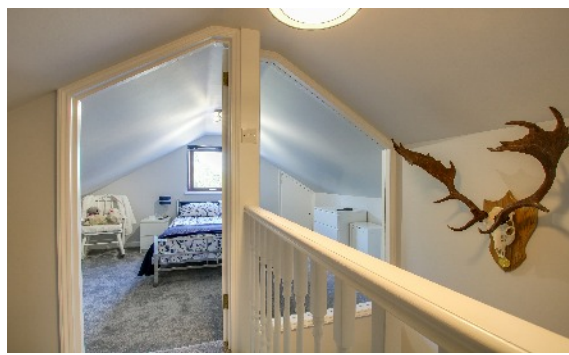
Ground Floor

Approx. 150.2 sq. metres (1616.2 sq. feet)



Total area: approx. 174.2 sq. metres (1875.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.





Services

Energy Performance Rating: D

Council Tax Band: D

Available download speeds of 75 Mbps (Superfast) (Ofcom)

Drainage: Mains

Heating: Gas Central

Water: Mains

The Situation

The property is located in the heart of Nomansland, a small, highly sought after village on the northern edge of the New Forest and Hampshire border. The centre of the village has frontage to a large green which includes the village cricket pitch, with woodland and forest beyond. The village boasts a number of well recognised amenities and facilities including a well regarded local pub (the Lamb), an exceptional French restaurant (Les Mirabelles) and an excellent local school with impressive Ofsted reports. The neighbouring village of Landford has local shops including a post office and village store, as well as a village primary school. The historic town of Romsey is approximately eight miles away offering a more comprehensive range of shops and a Waitrose supermarket.

Salisbury and Southampton are within easy reach by car and there is convenient access to the M27 motorway with links at Junction 1 and 2.

Directions

Exit Ringwood onto the A31 heading east and continue until you reach the first junction at the M27, come off here taking the road sign posted to Brook and Bramshaw.

Continue along this road for about 3- 4 miles until you go over a cattlegrid at Lords Oak and then you soon turn left into Forest road and continue until you reach the pub and then turn right into North Lane and then school lane is off this road, you will come to the property on your left.

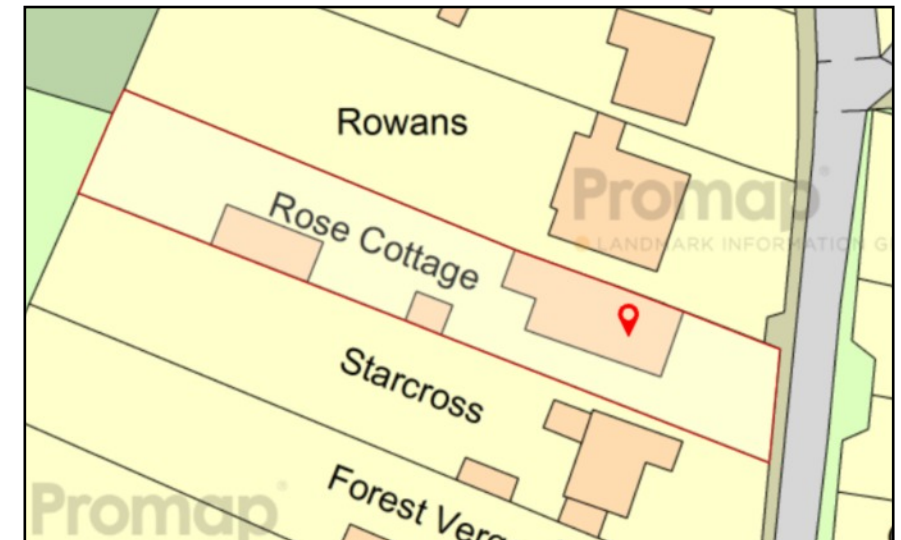


Gardens and Grounds

The property is approached onto a large gravel drive with parking for several vehicles.

The rear gardens are set out on different levels, with a stone terrace with plenty of space for outside entertaining, steps reach down to a large lawn with two large outbuildings, ideally suited for working from home, a workshop or for the storage of garden machinery.

The rear gardens back onto fields with pleasant views.



Viewing

By prior appointment only with the vendor's selling 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 for 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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