



1 Wayleaves, School Road | £450,000
Nomansland, Salisbury, Wiltshire, SP5 2BY

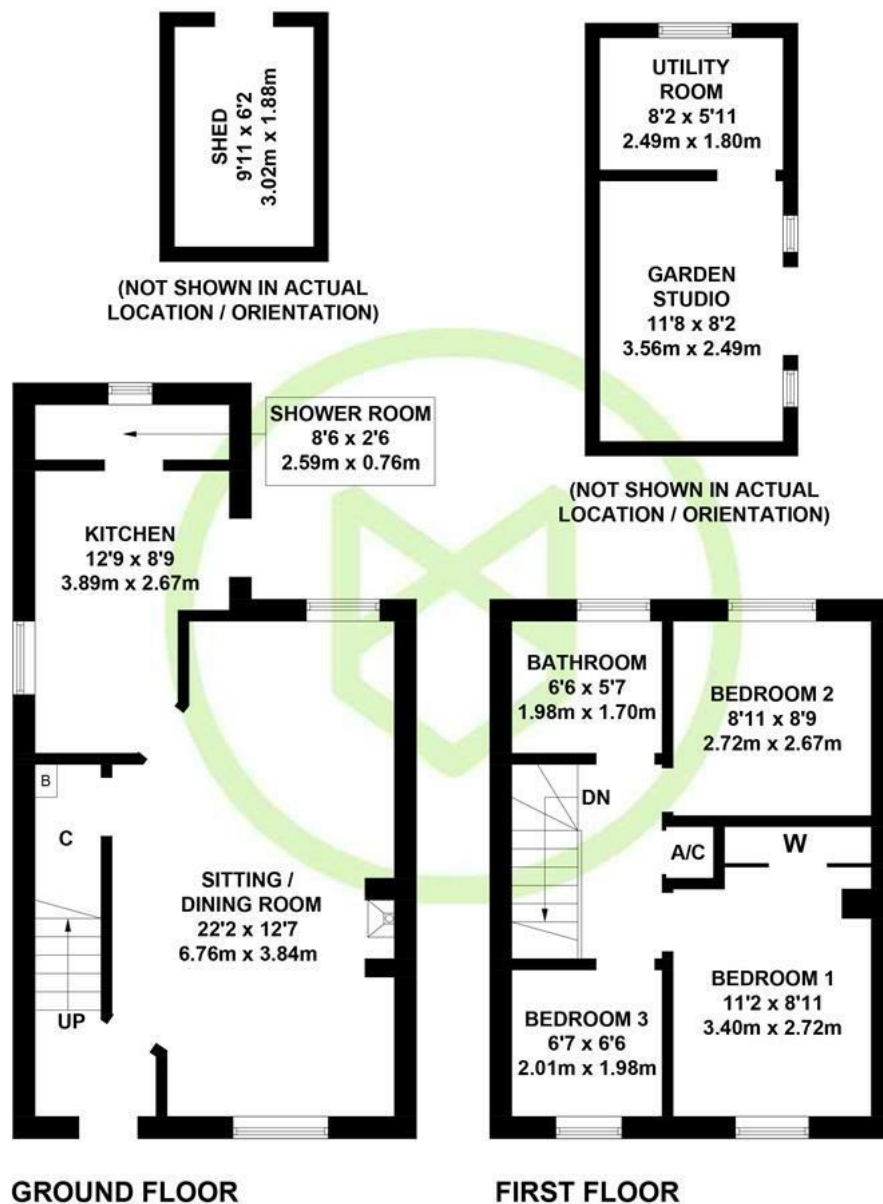




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Summary

This charming semi detached forest residence is enviably positioned in the heart of the New Forest village of Nomansland, a short walk to the open forest, Lamb Inn and French restaurant Les Mirabelles. The accommodation offers three bedrooms and a family bathroom on the first floor, complemented by an open plan sitting/dining room, fitted kitchen and shower room on the ground floor. Ample off road parking is available on the gravel driveway for several vehicles with a private rear garden providing the ideal outdoor space to relax or entertain. A brick built and detached studio / home office is double glazed and heated, with a timber garden shed providing a useful storage space.

Features

- A charming semi detached forest home
- Desirable village location
- Three bedrooms with built in wardrobes to bedroom one
- Family bathroom and ground floor shower room
- Open plan dual aspect sitting a and dining room
- Fitted kitchen with a selection of integrated appliances
- Enclosed and private rear garden
- Brick built detached studio / home office and large timber storage shed
- Ample off road parking

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

The attractive oak framed entrance and composite front door opens into the welcoming entrance hall offering space for coats and shoes. The open plan sitting and dining room enjoys a dual aspect with a red brick fireplace and inset ornamental log burning stove as a focal point. A shelved under stairs cupboard provides useful storage space and houses the gas fired boiler. The fitted kitchen offers a range of light oak effect wall and base units with contrasting roll top work surfaces. inset sink, drainer and tiled splashback. Integrated appliances include a single oven, four burner gas hob with extractor hood over, fridge and freezer. Space and plumbing are available for a washing machine and slim line dishwasher. A secure side door provides access to the enclosed and private garden. The shower room comprises a dual head mixer shower and cubicle, wash basin and wc.

First Floor

The landing hosts the shelved airing cupboard and allows access to the loft space via a hatch. Bedrooms one and two are both double rooms with built in wardrobes to bedroom one. Bedroom three is a small single room. The family bathroom comprises a panelled bath with mixer shower over, vanity unit with mounted wash basin and wc.

Parking

Extensive off road parking is available for several vehicles on the neatly edged gravel driveway flanked by trimmed hedgerows and and well tended lawns.

Outside

A secure side gate accesses the private and enclosed rear garden with a large storage shed to the side of the property. The brick built converted garage is a now an impressive studio/home office, fully insulated with double glazing and electric heating. A shaped and well tended central lawn is flanked by a block paved seating and patio area, perfect to relax or entertain with a colourful range of mature shrubs and plants to the boundaries.

Location

The highly desirable New Forest village of Nomansland enjoys a friendly and sociable community, with a well regarded local pub, The Lamb, and neighbouring French restaurant, Les Mirabelles, overlooking the village cricket pitch. Its location within the New Forest offers idyllic dog walking, cycling, and wonderful scenery. The popular Hamptworth Golf and Country Club is just a few minutes' drive away. While it boasts a peaceful rural setting, Nomansland is well positioned for commuting, with convenient access to Salisbury, Southampton, and Bournemouth.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Nomansland School

Secondary School

The Trafalgar School

Council Tax

Band C - Wiltshire Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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