



Whitehorns | £750,000
North Lane, Nomansland, Salisbury, SP5 2BU





Whitehorns

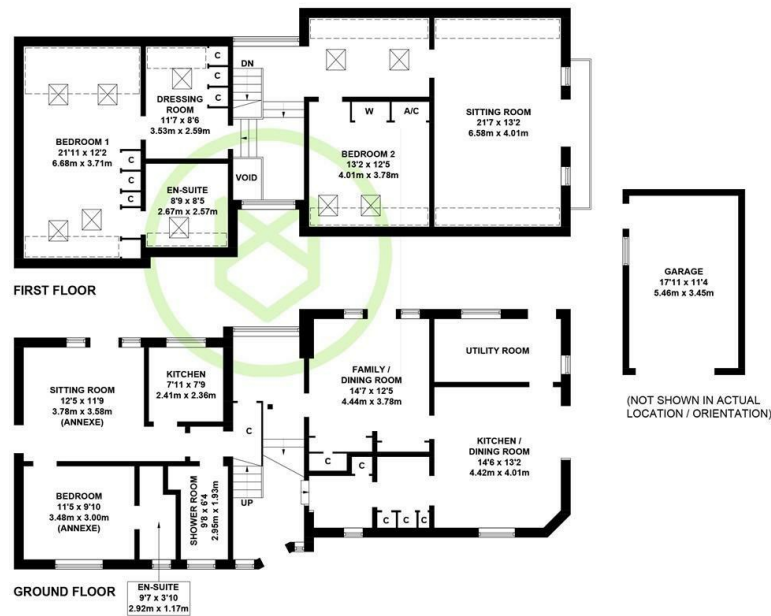
North Lane, Nomansland, Salisbury, SP5 2BU

01794 521339 / 02380 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This versatile forest home is discreetly positioned off North Lane in the heart of the desirable village of Nomansland enjoying far reaching views over rolling countryside to the rear aspect with the open New Forest just meters away. The spacious accommodation offers multi generational living or the ability to generate income via the self contained annexe which comprises a sitting room with access to a private garden, double bedroom with en-suite shower room, kitchen and its own access. The main house features two large double bedrooms with bedroom one enjoying a luxury en-suite bathroom and impressive dressing room. The lay out offers scope to create a fourth bedroom. The elevated sitting room with Juliette balcony is complemented by the kitchen breakfast room on the ground floor, dining room, study area and utility room. Ample off road parking is available fronting the detached garage with remote roller door. The enclosed rear garden is low maintenance and enjoys a sunny aspect.



APPROXIMATE GROSS INTERNAL AREA (INCLUDING ANNEXE)
GROUND FLOOR = 1223 SQ FT / 113.6 SQ M
FIRST FLOOR = 1155 SQ FT / 107.3 SQ M
GARAGE = 202 SQ FT / 18.8 SQ M
TOTAL = 2580 SQ FT / 239.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID971729)

Summary

- A spacious and versatile forest residence
- Enviably positioned with far reaching views
- Self contained one bedroom annexe
- Three large double bedrooms with scope for a fourth (including annexe)
- Luxury en-suite and dressing room to bedroom one
- Up to five reception areas
- Elevated sitting room with Juliette balcony
- Impressive tiered entrance hall and galleried landing areas
- Off road parking and detached garage
- Low maintenance garden with private annexe garden

EPC Rating

Energy Efficiency Rating
Current C
Potential C

Whitehorns

North Lane, Nomansland, Salisbury, SP5 2BU

Ground Floor

The covered entrance and solid oak front door opens into the impressive vaulted entrance hall which features an oak staircase and tiered landings with a study area on the lower level and large cloak cupboard. The dual aspect kitchen breakfast room offers an extensive range of shaker style wall and base units with granite work surfaces and beech breakfast bar. Integrated appliances include an eye level double oven, fridge, freezer, dishwasher, microwave, induction hob and extractor hood over. The spacious dining room has a store cupboard with access to the study and French doors to the patio area. The utility room is fitted with additional units and provides plumbing for white goods and access to the garden.

First Floor

The first floor landing is well lit with space for seating and serves bedroom two which is a large double room with built in wardrobes. The impressive sitting room features an attractive pebble effect gas fire set in a lime stone surround and mantle with elevated views over the Hampshire countryside via sliding patio doors and Juliette balcony. The upper landing serves bedroom one via the large dressing room fitted with with built in wardrobes. This large double room enjoys a dual aspect with fitted wardrobes and a concealed door into the en-suite bathroom. The luxury en-suite comprises a vanity unit with inset wash basin, corner jacuzzi bath, shower cubicle, WC and heated towel rail. A tiled shower room is accessed from the first landing with shower cubicle, contemporary wash basin, WC, wash basin and bidet.

Annexe

The annexe has its own front door into a reception room with French doors out to a private garden and patio area. The generous double bedroom boasts an en-suite shower room with dual head shower, vanity unit with wash basin, WC and heated towel rail. The kitchen offers a range of white gloss wall and base units with contrasting granite effect work surfaces. Integrated appliances include a double oven and electric hob with plumbing for washing machine and space for a fridge freezer.

Parking

Ample off road parking is available for several vehicles fronting the detached brick built garage with remote roller door.

Outside

The private and gated rear garden enjoys a sunny aspect with sun canopy over the patio area. This low maintenance space features a central area with slate chippings, flanked with attractive walled flower beds stocked with an abundance of colourful plants and shrubs. A chicken coup is situated to the left hand side.

Location

The highly desirable New Forest village of Nomansland enjoys a friendly sociable community with its well regarded local pub, The Lamb and neighbouring French Restaurant overlooking the village cricket pitch. Furthermore its proximity to the open New Forest offers idyllic dog walking, cycling and wonderful scenery with the popular Hampworth Golf and Country Club just a few minutes' drive away. Although it is a delightful rural location, Nomansland is perfectly placed for commuting with easy access to Salisbury, Southampton and Bournemouth and offers well regarded local schooling.

Terms and Conditions

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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Nomansland School

Secondary School

The Trafalgar School

Council Tax

Band E - Wiltshire Council

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02380 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

