



Little Orchard School Road | £837,500  
Nomansland, Salisbury, Wiltshire, SP5 2BY





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# Summary

This attractive Forest home was constructed in 2007 and enjoys an idyllic and quiet setting in the heart of the New Forest village of Nomansland, positioned on a private leafy lane. The well proportioned accommodation offers four generous double bedrooms with a luxury en-suite shower room to the principal bedroom, with stylish decor and under floor heating which flows throughout this impressive home. The welcoming entrance hall provides access to the sitting room, open plan kitchen and dining room with adjoining vaulted garden room overlooking the mature gardens with paddocks to the rear. Ample off road parking is available on the gated driveway. Planning has been approved for a rear single storey extension and detached workshop/office (NFNP Ref ; 22/00709)



**APPROXIMATE GROSS INTERNAL AREA**  
GROUND FLOOR = 914 SQ FT / 84.9 SQ M  
FIRST FLOOR = 785 SQ FT / 72.9 SQ M  
OUTBUILDINGS = 133 SQ FT / 12.4 SQ M  
TOTAL = 1832 SQ FT / 170.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1002761)

# Summary

- An attractive Forest Cottage built in 2007 set in a desirable New Forest village
- Planning approved for a rear extension and detached workshop/home office
- Ideally situated on a generous leafy plot approaching a quarter of an acre
- Four generous double bedrooms
- Luxury en-suite shower room and family shower room
- Immaculately presented throughout with stylish decor
- Open plan kitchen dining room with adjoining vaulted garden room
- Ample off road parking
- Gas fired underfloor heating to both floors
- Ideally situated at the conclusion of a no through road

# EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

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## Ground floor

An attractive open porch frames the solid oak front door which opens into the generous sitting room, tastefully decorated complementing the quality oak flooring. This charming room features a Portland Stone fireplace with inset log burning stove set on a slate hearth as a focal point to the room. The welcoming entrance hall is accessed via a composite part glazed door to the side of the property with a useful storage space under the stairs with a recess for coats and shoes. A cloakroom with wc and wash basin is positioned off the hallway with a utility room adjacent housing the boiler and pressurised hot water tank. Storage is available in a range of wall and base units with work surface over, inset sink and plumbing for white goods. The open plan kitchen and dining room enjoys a dual aspect with views over the mature and private gardens. The kitchen offers a range of shaker style wall and base units with oak block work surfaces over with space for a range style cooker and freestanding fridge freezer. A dishwasher is integrated. Glazed French doors open to the vaulted garden room with under floor heating providing use all year round and access to the raised patio area.

## First Floor

The spacious and open galleried landing allows access to the part boarded loft space and also hosts the shelved linen cupboard. Bedroom one is a well proportioned double room with a fully tiled luxury en-suite shower room with a walk in dual head shower, wall mounted vanity unit with wash basin, dual flush wc and heated towel rail. The three remaining bedrooms are all generous doubles with built in wardrobes to bedroom four, currently utilised as a dressing room. The impressive family shower room features part panelled walls with walk in dual head shower, floating wc, wash basin and Victorian heating towel rail.

## Parking

Ample off road parking is available on the gated gravel driveway for several vehicles.

## Outside

Secure side gates access the mature and private rear garden with a raised patio seating area which abuts the rear of the property. Predominantly laid to lawn the well tended gardens approaching a quarter of an acre provide a private outdoor space to relax or entertain, punctuated by a variety of fruit trees. Outbuildings include two timber garden sheds and a summerhouse with a compost area at the rear of the garden backing onto paddocks.

## 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 via the New Forest to Bournemouth.

## 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.

## Age

2007

## Sellers position

Buying on

## Heating

Gas fired under floor heating

## Infants & Junior School

Nomansland School

## Secondary School

The Trafalgar School

## Council Tax

Band F - Wiltshire Council

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