



**Peartree Cottage | £950,000**  
 Forest Road, Nomansland, Wiltshire, SP5 2BN







# Peartree Cottage

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## Summary

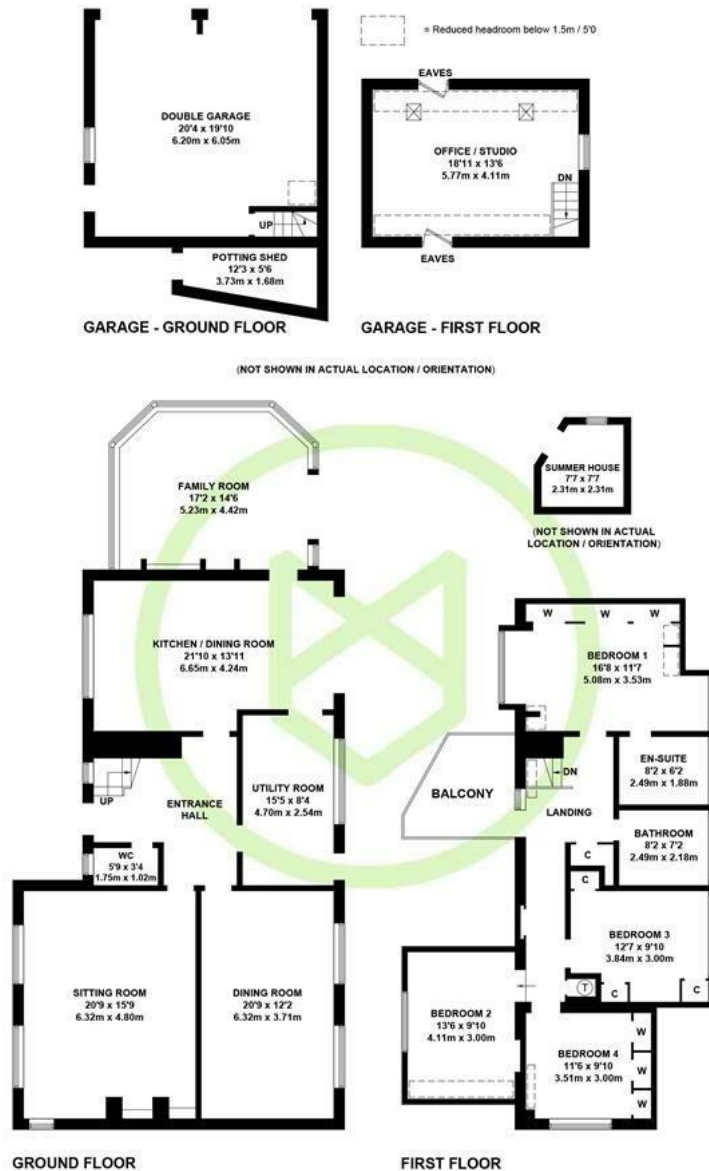
This attractive and impressive New Forest home is enviably positioned in the heart of the desirable New Forest village of Nomansland, just a few meters from the open forest. Offered with no onward chain the versatile accommodation offers four double bedrooms, all with fitted Hammonds wardrobes and a luxury en-suite to bedroom one. A first floor roof terrace enjoys views over the open forest. The stylish kitchen breakfast room and adjoining utility are complemented by a spacious sitting room, dining room and glazed garden room. Ample off road parking is available on the gated driveway extending to the detached double garage with home office on the first floor. The beautifully landscaped gardens feature a raised patio area overlooking the well tended lawn with summer house, pergola, and various seating areas to relax or entertain.

## Features

- An impressive detached forest home
- Enviably positioned in the village of Nomansland
- Versatile accommodation offering four double bedrooms
- Fitted wardrobes to all bedrooms and en-suite to bedroom one
- Stylish kitchen breakfast room with central island
- Three additional spacious reception rooms
- Landscaped and well stocked gardens
- Ample off road parking on the gated driveway
- Detached double garage with office over
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1479 SQ FT / 137.4 SQ M  
FIRST FLOOR = 876 SQ FT / 81.4 SQ M  
OUTBUILDING = 771 SQ FT / 71.6 SQ M  
TOTAL = 3126 SQ FT / 290.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1170169)

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## Forest Road, Nomansland, Wiltshire, SP5 2BN

### Ground Floor

The part glazed front door floods the welcoming reception hall with natural light, fitted with oak effect flooring which complements the tasteful décor extending throughout this lovely home. The dual aspect sitting room features a red brick fireplace with inset coal effect gas fire with the 20' dining room adjacent enjoying views over the rear garden. The stylish kitchen breakfast room is fitted with an extensive range of wall and base units with contrasting granite work surfaces and central island. Integrated appliances include a Range style cooker with induction hob and extractor hood over, dishwasher and fridge. Other features include a variety of display cabinets and a corner carousel maximising the storage space. Ample space is available for a dining table and chairs with sliding doors opening to the patio area. The utility room adjacent offers additional storage and work surfaces with an integrated fridge, freezer, microwave and plumbing for a washing machine and dryer. A glazed garden room provides an additional reception space with bespoke shelving and TV surround, quality Karndean flooring and French doors to the garden.

### First Floor

The landing allows access to the part boarded loft space via a hatch and pull down ladder, as well as a shelved linen cupboard and airing cupboard housing the immersion tank. A glazed door opens to a roof terrace with views over the open forest. Bedroom one enjoys a dual aspect with bespoke fitted Hammonds wardrobes and a luxury en-suite shower room comprising a shower cubicle with digital shower, bidet, wc, wash basin and heated towel rail. The remaining three bedrooms are all generous doubles each benefitting from an extensive range of built in storage. The tiled family bathroom comprises a recessed bath with a separate shower cubicle, wc, wash basin and heated towel rail.

### Outside

The mature gardens are beautifully landscaped and maintained with secure gated access either side of the property. An impressive raised patio area spans the full width of the property, perfect for entertaining or al fresco dining extending round to the garage with a cover seating area and potting shed. Raised beds are planted with an abundance of colourful plants and flowers set against a back drop of mature trees on the rear boundary. Steps descend to a well tended lawn with paving to a seating area and summer house with a large rockery and pergola.

### Parking

The gated block paved driveway offers ample off road parking for numerous vehicles and fronts the detached double garage with staircase to a home office on the first floor.

### 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 Hamptworth 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.

### Sellers Position

No onward chain

### Heating

Gas fired central heating

### Infants & Junior School

Nomansland School

### Secondary School

The Trafalgar School

### Council Tax

Band G - 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.

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