



Deerleap, 3 Wayleaves School Road  
Deerleap Salisbury



## Property Description

A Rare Opportunity in the Heart of the New Forest National Park

Discover this charming 4-bed lodge and 4-bed house set within a stunning private garden, framed by ancient oak trees and natural woodland. This property offers a unique blend of character, space, and tranquillity-perfect for those seeking a home immersed in nature. Starting bid £950,000.

Nestled on 0.45 of an acre within the New Forest, Deerleap comprises a detached four-bedroom family home (2003) with separate detached double garage and a self-contained annex (2019) featuring four bedrooms, en-suite, utility space, and open-plan kitchen/lounge with wood burner, separate dining room, family shower room and separate utility room. Main house is entered via porch into hallway, leading to a front-aspect office ideal for homeworking, cloakroom, spacious rear lounge with feature fireplace and conservatory access. The well-equipped kitchen/breakfast room includes integrated double oven, induction hob, breakfast bar, and utility room with plumbing and solar panel controls. Upstairs a gallery-style landing, four bedrooms (principle with en-suite), and loft access offer potential extension STP. West-facing Garden backs onto equestrian land with patio, lawn, 3 mature 80-ft oak trees, pond, numerous conifers and hardwoods. Ample front parking completes the offering.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

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## Main House

Inside, the home retains its character while offering modern comfort. The living room features original details and a warm, inviting atmosphere restored to reflect the care and personality invested by the owners. Bedrooms are accurately presented, including a spacious principal bedroom and well-proportioned additional rooms.

## Entrance Hall

Welcoming hallway with built-in under stairs storage and access to all principal ground floor rooms.

## Cloakroom

Fitted with WC, hand wash basin, radiator, and side aspect window.

## Lounge

13' 2" x 18' 7" ( 4.01m x 5.66m )

Spacious reception room featuring a gas fireplace, two side aspect windows, fitted carpet, and double-glazed French doors opening to the conservatory.

## Conservatory

11' 6" x 9' 9" ( 3.51m x 2.97m )

A bright and airy space with garden views, providing direct access to the rear patio and

lawn.

## Kitchen/Diner

32' 5" x 10' 7" ( 9.88m x 3.23m )

A large family kitchen fitted with a wide range of wall, base, and drawer units. Features include an integrated double oven, four-ring induction hob, two-bowl sink, roll-top work surfaces, breakfast bar, inset spotlights, and multiple windows providing a dual aspect. Ample space for family dining.



## Utility Room

7' 6" x 6' 2" ( 2.29m x 1.88m )

With window and door to side, radiator, and space for washing machine and tumble dryer. Houses solar panel controls.

## Galleried Landing

Generous landing with room for a home office, built-in cupboard, loft access, and windows to side and rear.



## Bedroom One

12' 9" x 24' 6" ( 3.89m x 7.47m )

Rear aspect double bedroom with fitted wardrobe, carpet flooring and radiator. Shower room toilet and basin en suite

## Bedroom Two

12' 6" x 10' 6" ( 3.81m x 3.20m )

Rear aspect double bedroom with fitted







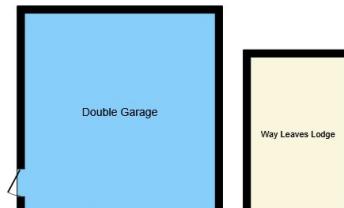
**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Band: F

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