



Boleyn Cottage Forest Road
Salisbury

£2,850 PCM

Available immediately. A recently redecorated five bedroom detached forest home in the fantastic village location of Nomansland. The property offers spacious accommodation, plenty of parking and is within the catchment of excellent Pre-primary, Primary and Secondary schools. The property is within the New Forest National Park and the forest and village green are directly opposite. Salisbury, Southampton and the M27 are all within easy reach. Holding Fee: £657 Security Deposit: £3288 Council tax band: E



• Forest Location • Gravel Driveway • Swimming Pool • Garden

Nomansland has an excellent pub, French restaurant, and recreation ground all of which are within easy walking distance of the property. There is a shop and Post Office under 1 mile away in the neighbouring village of Landford.

The large kitchen / family room is the perfect home hub with separate utility and dining area overlooking the gardens and substantial patio area. The kitchen and utility have plenty of cupboards along with a central island providing ample workspace and storage. The kitchen is equipped with a modern gas range cooker and dishwasher.

There is a spacious sitting room with doors leading to the garden. There are additional smaller reception rooms that could be used as a home office, formal dining area, snug, playroom or even a downstairs bedroom.

Stairs lead to five bedrooms. Two of these are good sized double bedrooms both with en-suite bathrooms with showers. The master bedroom also benefits from built in wardrobes and double sinks.

The main bathroom has a bath with shower, WC and wash handbasin.

Outside to the front of the house is a gravel drive with plenty of space for several cars. To the rear is a well maintained garden with the addition of an attractive swimming pool and entertaining area.

A spacious insulated garden room with electrics provides a further flexible space that could be used as a games room, yoga studio, home gym or additional living area.

The bottom garden area has a raised bed which could be used to grow vegetables together with a netted fruit cage. There is also a timber stable storage space.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £657.

The property's construction is brick and tile.

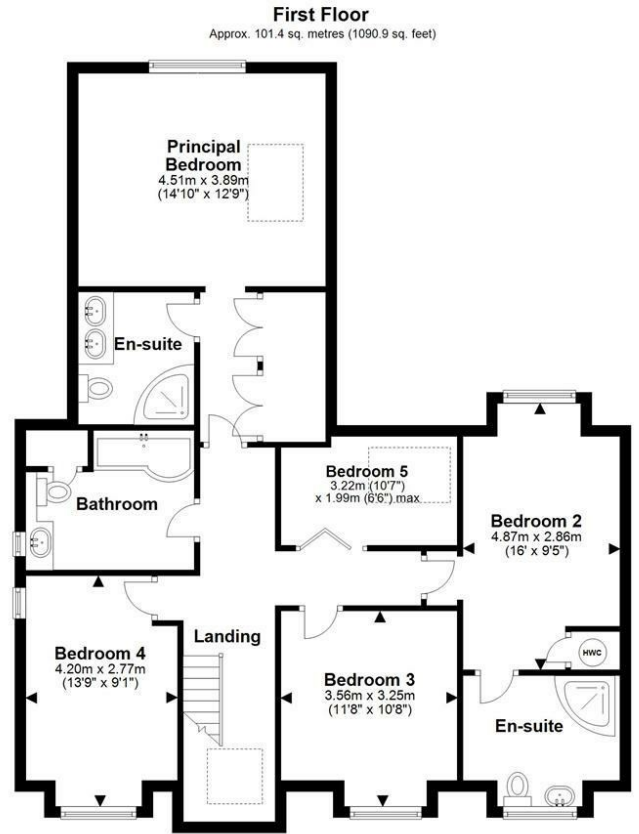
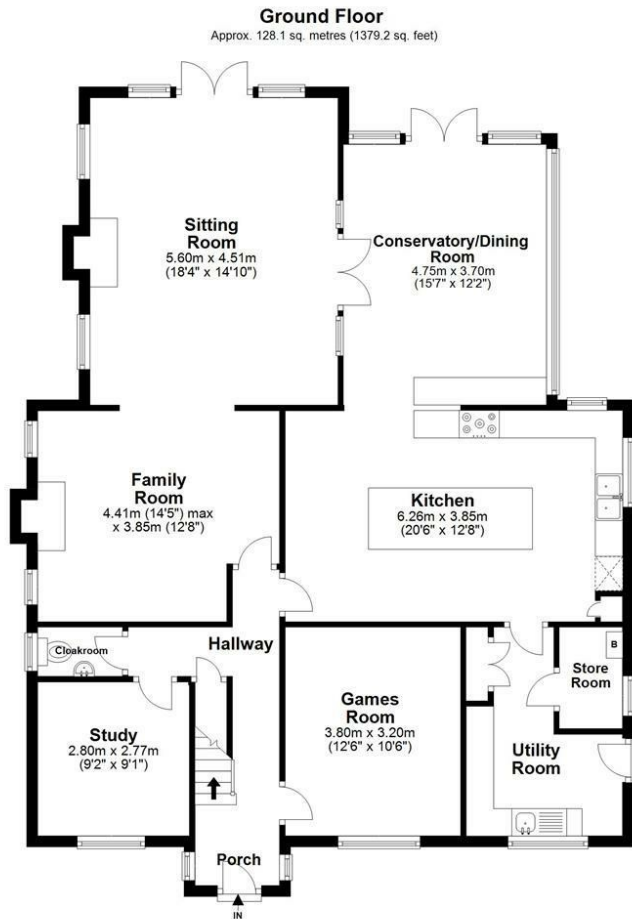
The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Unfurnished Security Deposit: £3,288 Available From: 1st August 2024





Total area: approx. 229.5 sq. metres (2470.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

LETTINGS

ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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