



THE BUNGALOW, SCHOOL ROAD, NOMANSLAND, SALISBURY, SP5 2BY

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



THE BUNGALOW, SCHOOL ROAD, NOMANSLAND, SALISBURY, SP5 2BY PRICE GUIDE £595,000

Located within the New Forest village of Nomansland, The Bungalow enjoys a pleasant setting with a large mature garden, detached garage and private drive with parking for several cars.

The property was originally constructed as a bungalow in 1964 with a single storey addition to the rear in the early 1980s followed by a comprehensive loft conversion in 2002. The resulting accommodation is both well planned and spacious with four double bedrooms, three reception rooms (sitting room with bay window and open fireplace), a large kitchen, large family bathroom (first floor) and a separate shower room and cloakroom (ground floor).

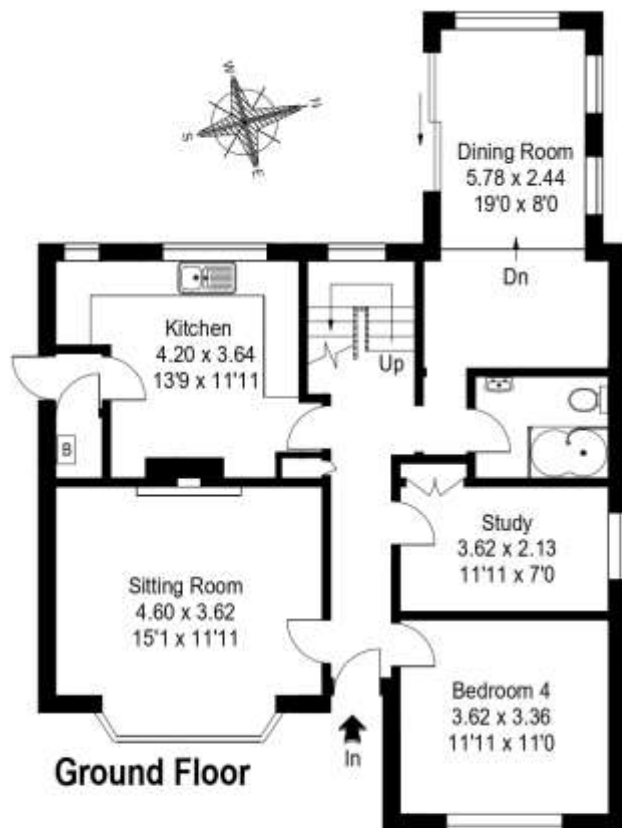
The Bungalow is fully double glazed and centrally heated via a gas fired boiler (replaced 2016). The total internal living space is approximately 1600 sq.ft. There is no doubt that The Bungalow offers huge scope and potential for updating and improving.

To the front of The Bungalow is a large lawned garden screened by a tall mature hedge. Metal gates lead to the drive which in turn gives access to a carport and garage. The rear garden is an excellent size with areas of lawn, shrubs and flower beds all enclosed with established boundaries. The view to the rear is outstanding.

Nomansland is a small village in Wiltshire, England, close to the county border with Hampshire and part of the parish of Landford and lies about 3.5 miles (6 km) southeast of Redlynch and 10 miles (16 km) southeast of the cathedral city of Salisbury. The village is within the boundaries of the New Forest National Park, which offers more than 140 miles of tracks and footpaths for walking and cycling, and is close to Pipers Wait, the highest point in the New Forest. Local amenities include a post office in Landford and a NISA at West Wellow. Supermarkets are in Salisbury, Totton and Romsey. The local school is the New Forest Primary School which has two sites: for younger children at Landford and older children at Nomansland. A Primitive Methodist chapel was built in the mid-19th century and replaced by a new building on the green in 1901. This became Nomansland Methodist Chapel and is still in use; a pre school is held there during the week. The village has a pub, the Lamb Inn, and a French restaurant, Les Mirabelles. The M27 is just to the south via the A36. Salisbury has an excellent range of social, educational (private and state including two grammar schools) cultural and leisure amenities, extensive shopping facilities, restaurants and the historic Charter market. The theatre, arts centre and cinema are all located in the city centre and Salisbury District Hospital just to the south. Mainline rail services to London (Waterloo) are at Salisbury and Southampton and there are airports at Bournemouth and Eastleigh.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £ 2,382.46 for the year 2021/22. All mains services connected. Gas central heating. Fully double glazed. Solar Panels.

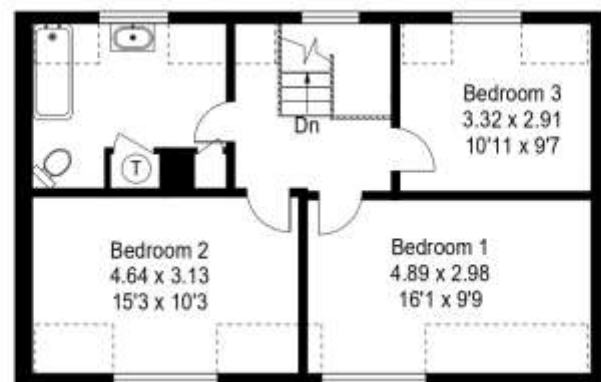




The Bungalow, School Road, Nomansland SP5 2BY

Approximate Gross Internal Area :- 149 sq m / 1603 sq ft

[Dashed line] = Reduced headroom below 1.5 m / 5'0



First Floor

PRODUCED FOR BAXTERS 2021

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



DIRECTIONS: From the cathedral city of Salisbury proceed in a south easterly direction along the A36 for approximately 11 miles turning right by The Landford Poacher signposted Landford, Hamptworth and Nomansland into Lyndhurst Road. Proceed through the village of Landford and turn right at the crossroads into Forest Road signposted Nomansland. Proceed through the cattle grids and follow the road turning right into North Lane (just before Les Mirabelles restaurant). After a short distance take the next turning on the right into School Road; The Bungalow will be found towards the end of the road on the left hand side.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10595

