



Mahratta | £475,000

School Road, Nomansland, Salisbury, SP5 2BY





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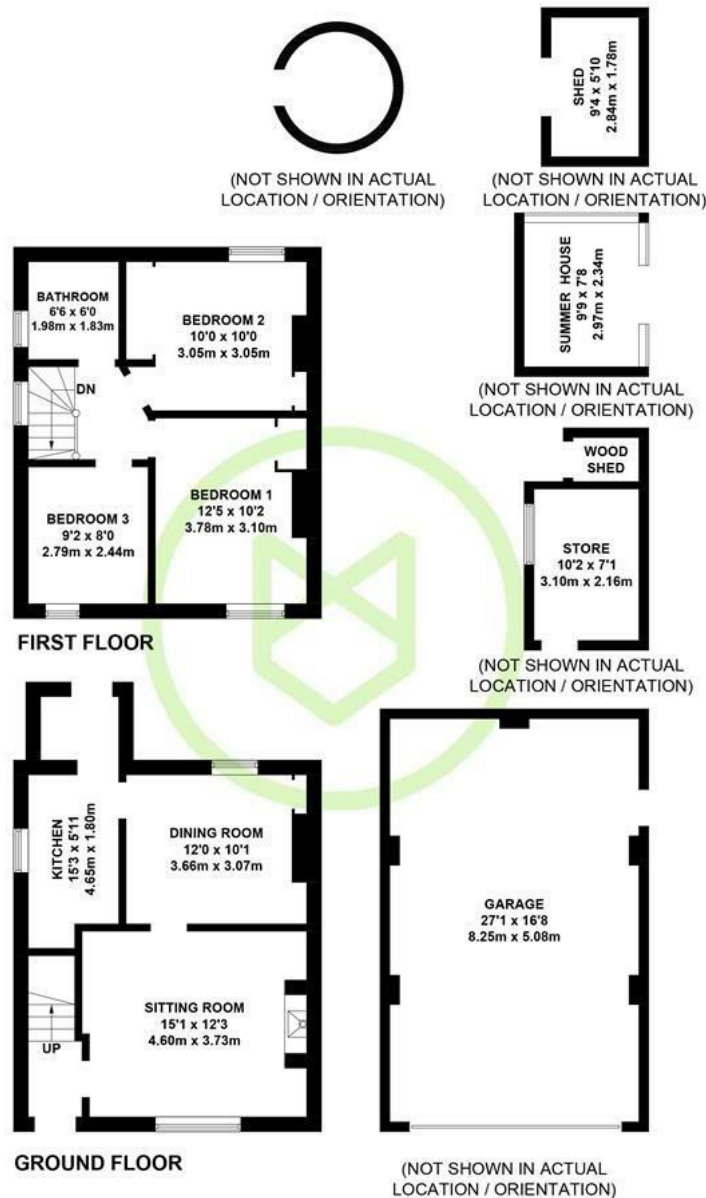
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Summary

A charming semi-detached cottage in the heart of the New Forest village of Nomansland, just minutes from open forest walks and ideally positioned between the Cathedral City of Salisbury and Southampton. The well-presented accommodation offers a sitting room, separate dining room, and kitchen on the ground floor, with three bedrooms and a shower room upstairs. Ample off-road parking is provided via a block-paved driveway, which extends to a courtyard and a detached double garage.

The mature gardens are predominantly laid to lawn and back onto open farmland. They include a summer house, brick-built outbuilding, shed, and an observatory.



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 456 SQ FT / 42.4 SQ M
 FIRST FLOOR = 429 SQ FT / 39.9 SQ M
 OUTBUILDINGS = 715 SQ FT / 66.4 SQ M
 TOTAL = 1600 SQ FT / 148.7 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1203815)

Features

- A charming semi detached forest cottage
- Desirable village location in Nomanland
- Three bedrooms
- Sitting room with log burning stove and separate dining room
- Fitted kitchen
- Ample off road parking on the block paved driveway
- Large detached double garage / work shop
- Mature and private rear garden overlooking fields to the rear
- Summer house, garden shed, brick built outbuilding with plumbing and observatory

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

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Ground floor

An attractive solid oak front door opens into the entrance hall, with stairs to the first floor and access to the charming sitting room. The sitting room features a cosy fireplace with an inset wood burning stove on a granite hearth. The dining room offers ample space for family dining and benefits from bespoke storage and access through to the kitchen. The kitchen is fitted with a range of white gloss-fronted wall and base units, complemented by granite-effect work surfaces. Integrated appliances include a single oven, four-burner gas hob and an extractor hood. There is space and plumbing for a dishwasher and fridge freezer. A part-glazed door provides access to the rear garden and courtyard.

First Floor

Bedrooms one and two are both generous double rooms with built-in storage. All three bedrooms are served by a shower room, which comprises a shower cubicle with mixer, vanity unit with mounted wash basin, WC, and a heated towel rail. The bright and airy landing also provides access to the part-boarded loft space via a hatch and pull-down ladder.

Parking

Ample off-road parking is available on the neatly edged block-paved driveway, which extends to a gated courtyard and a large detached double garage, fitted with a remote-controlled roller door.

Outside

The mature and private gardens extend to and overlook open farmland and paddocks. A summer house, fitted with power and light, offers an ideal spot to relax. The garden is predominantly laid to lawn punctuated with raised planters and a winding pathway leading to an observatory with telescope - perfect for budding stargazers. A brick-built outbuilding is fitted with power and plumbing for white goods, and has an integrated log store.

Location

The highly desirable New Forest village of Nomansland enjoys a friendly and sociable community, with a well regarded local pub, The Lamb, and neighbouring French restaurant, Les Mirabelles, overlooking the village cricket pitch. Its location within the New Forest offers idyllic dog walking, cycling, and wonderful scenery. The popular Hamptworth Golf and Country Club is just a few minutes' drive away. While it boasts a peaceful rural setting, Nomansland is well-positioned for commuting, with convenient access to Salisbury, Southampton, and Bournemouth.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Nomansland School

Secondary School

The Trafalgar School

Council Tax

Band D - 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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