

for sale

£1,200,000



## Deerleap, 3 Wayleaves School Road Nomansland Salisbury SP5 2BY

Rare New Forest opportunity: Deerleap offers a 4-bed family home plus a 4-bed lodge on 0.45 acres with beautiful gardens, ample parking and a garage. Includes modern kitchens, multiple reception rooms, en-suites and scope to extend. NO CHAIN

# Deerleap, 3 Wayleaves School Road Nomansland Salisbury SP5 2BY

## 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 20' 6" ( 3.81m x 6.25m )

Rear aspect double bedroom with fitted wardrobe, radiator, and carpet flooring.

### Bedroom Three

9' 6" max x 9' 9" max ( 2.90m max x 2.97m max )

Front aspect double bedroom with fitted wardrobe, radiator, and carpet flooring.

### Bedroom Four

9' 1" max x 6' 7" max ( 2.77m max x 2.01m max )

Front aspect bedroom with new carpet, radiator, and double-glazed window.

### Family Bathroom

6' 7" x 8' 4" ( 2.01m x 2.54m )

Fitted with bath, shower cubicle, wash hand basin, WC, extractor, radiator, obscure window to rear, and localised tiling.

## The Lodge (built In 2019)

The lodge provides versatile accommodation, perfect for guests or as a home office. Additional photos and details showcase its cozy interiors and connection to the garden.

### Open Plan Kitchen Diner

18' 1" x 17' 9" ( 5.51m x 5.41m )

The annex offers a generous open-plan living space with characterful exposed beams, wood flooring and multiple windows to the side aspect, ensuring plenty of natural light. The lounge area features a wood burner and TV point, seamlessly flowing into the kitchen and dining space. The kitchen is fitted with a range of wall, base and drawer units with wooden work surfaces over, a Belfast sink, four-ring gas hob with extractor above, integrated oven and dishwasher, complemented by localised tiling.

### Utility Room

7' 5" x 5' ( 2.26m x 1.52m )

A separate utility room houses the combination boiler, provides space and plumbing for a washing machine and tumble dryer, and has a side access door.

### Bedroom One

10' 6" x 11' 5" ( 3.20m x 3.48m )

Bedroom One is a spacious double with a window to the side, carpeted flooring, and access to its own en suite bathroom.

### En-Suite

Bathroom comprising a bath, WC, hand wash basin and window to the side

### Bedroom Two

6' 6" x 14' 4" ( 1.98m x 4.37m )

Floor laid to carpet, Window to side aspect.

### Bedroom Three

7' 1" x 6' 8" ( 2.16m x 2.03m )

Floor laid to carpet, Window to side aspect.

### Bedroom Four/Office

7' 1" x 6' 8" ( 2.16m x 2.03m )

Perfect for Homeworking or a fourth bedroom. Window to side aspect and floor to carpet.

### Shower Room

7' x 5' ( 2.13m x 1.52m )

The accommodation is completed by a well-appointed shower room, fitted with a shower cubicle, WC, hand wash basin set within a vanity unit, tiled walls, and a window to the side.

### Dining Room

Wood flooring, french doors to side access.

### Outside

### The Garden And Grounds

The true centrepiece of this property is its expansive garden, lovingly maintained and rich with history. At its heart stands a magnificent old oak tree, a living landmark that tells the story of the land. From the back kitchen door, enjoy uninterrupted views across the lawn toward the lodge, with pathways leading through mature borders and into the forest beyond. A private walk down the side of the house opens into a secluded rear garden, ideal for outdoor entertaining and peaceful retreats.

### Rear Garden

West-facing landscaped garden with lawn, patio, pond, mature trees, shingle areas, and water point. Enclosed by timber fencing and extending to approx. 0.45 acres.

### Front Garden

Attractive landscaped frontage with driveway and access to the double garage.

### Double Garage

18' 9" x 17' 7" ( 5.71m x 5.36m )

A substantial detached garage with two up-and-over doors, which offers ample space for vehicles and storage, with both interior and exterior access.

**Location**

Situated within the New Forest National Park, this property provides direct access to one of England's most treasured landscapes. Enjoy miles of walking trails, abundant wildlife, and the unique lifestyle that comes with living in this protected area.







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