Anemone Cottage South Lane | £675,000

Nomansland, Salisbury, Wiltshire, SP5 2BZ

Henshaw Fox

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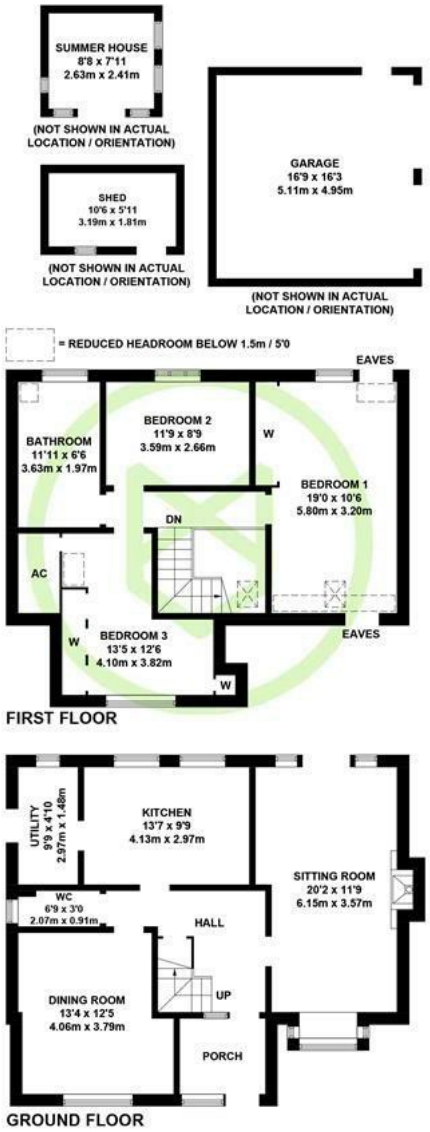

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 767 SQ FT / 71.3 SQ M
FIRST FLOOR = 680 SQ FT / 63.2 SQ M
OUTBUILDINGS = 404 SQ FT / 37.5 SQ M
TOTAL = 1851 SQ FT / 172.0 SQ M
(INCLUDING GARAGE)
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345164)

Summary

Enviably positioned just a short walk to the open forest and village green is this impressive chalet style home offering a versatile arrangement of accommodation presented to a high specification throughout. The three double bedrooms on the first floor are served by the luxury family bathroom. The dual aspect sitting room offers ample space for seating and dining complemented by a separate dining room/optional fourth bedroom and a stylish kitchen breakfast room with quartz worksurfaces and a utility room adjacent. Ample off road parking is available on the driveway fronting the detached double garage with gated access to the enclosed and child friendly rear garden offering seating areas to relax or entertain, a summer house, vegetable garden and garden shed.

Features

- A well presented and detached chalet style home
- Desirable village location a short walk from the open New Forest
- Three double bedrooms and luxury family bathroom
- Dual aspect sitting room with log burning stove
- Separate dining room / optional fourth bedroom
- Stylish and modern kitchen/ breakfast room with utility room adjacent
- Spacious porch and welcoming entrance hall
- Ample off road parking and detached double garage
- Private and enclosed rear garden
- Summer house and timber garden shed

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground floor
The generous glazed porch provides a useful area for coats and shoes with a secure inner door into the welcoming entrance hall, flooded with natural light from the galleried landing with a storage cupboard under the stairs. The dual aspect sitting room features a red brick fireplace and log burning stove as a focal point with glazed French doors to a block paved seating area and enclosed garden. The stylish and modern kitchen offers a range of two tone wall and base units with contrasting quartz worksurfaces and breakfast bar with inset sink and drainer. Integrated appliances include an eye level single oven and combi oven, five burner gas hob with extractor hood over, dish washer, fridge and freezer. The utility room adjacent provides additional storage space, plumbing for a washing machine and houses the gas fired boiler with access out to the garden. The spacious dining room could offer an optional fourth bedroom with a cloakroom fitted with under floor heating adjacent.

First floor
The galleried landing features glass balustrades to the staircase allowing natural light to flood into the entrance hall below with access to the part boarded loft space via a hatch. Bedroom one enjoys a dual aspect and full height fitted wardrobes. Bedrooms two and three are both double rooms with built in wardrobes and airing cupboard to bedroom three. The luxury fully tiled bathroom is fitted with underfloor heating and comprises a panelled bath, separate shower cubicle, wc, vanity unit with mounted wash basin and heated towel rail.

Parking
Ample off road parking is available on the neatly edged tarmacadam driveway with additional parking in the detached double garage fitted with power, light and two up and over doors.

Outside
A secure side gate leads to the enclosed and private rear garden with a generous block paved seating area overlooking the central lawn. The sculpted borders are planted with a colourful variety of mature shrubs and plants. A patio area and summer house area situated towards the rear of the garden to capture the afternoon sun with a screened area hosting a vegetable garden with raised planters and a timber garden shed.

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.

Anti money laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position
Buying on

Heating
Gas fired central heating

Infants & Junior School
Nomansland School

Secondary School
The Trafalgar School

Council Tax
Band F - Wiltshire Council

Disclaimer Property Details
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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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