



2 Wayleaves, School Road, Nomansland, SP5 2BY

Winkworth



CHARMING SEMI-DETACHED PROPERTY IN VILLAGE LOCATION

Nomansland is one of the most picturesque villages situated to the northern edge in the New Forest National Park, located approximately midway between Southampton and Salisbury. Famous for its village green, cricket pitch and club, Nomansland is also the home of a cosy country pub and award-winning French restaurant. In addition to the local village school in Landford, it is also in the catchment area for the Salisbury Grammar Schools. With a Post Office at nearby Landford and further amenities in the neighbouring villages of Whiteparish and West Wellow, the property also provides easy access to the M27 motorway, Southampton airport, and mainline railway stations.

The beautifully presented property is positioned in a quiet lane, within the village of Nomansland. Having recently been refurbished, the property is in move-in condition. The property has been re-decorated throughout, with the addition of new flooring and kitchen. The accommodation on offer includes a double aspect 22' sitting/dining room, with feature fireplace. A modern kitchen, with eye and base level units offers access to the rear garden. Also on the ground floor is a cloakroom/shower room. To the first floor are three bedrooms along with a family bathroom with shower over bath. The property benefits from gas central heating and double glazing. Outside there is plenty of off-road parking with the driveway leading to a detached garage with light and power. The low maintenance rear garden is fully paved.

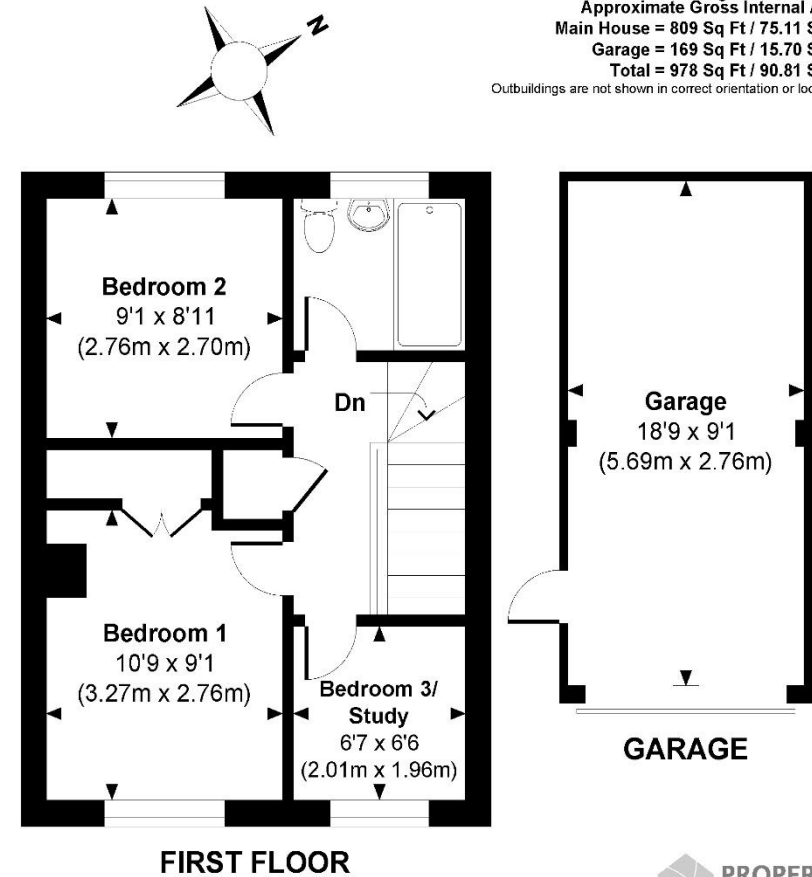
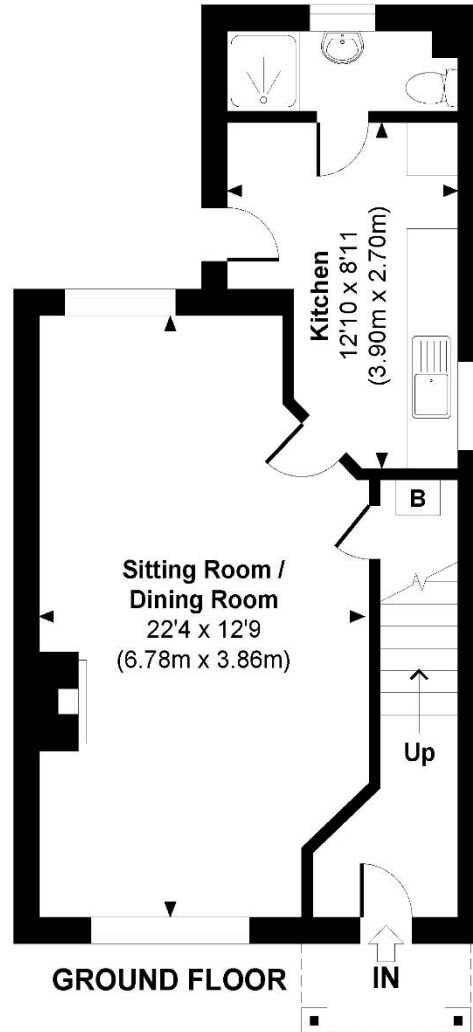
- Council Tax: D
- All Mains Utilities
- Superfast Broadband available
- No onward Chain



Winkworth

Address: 2 Wayleaves, School Road,
Nomansland SP5 2BY

Council Tax Band: D
EPC: C
Tenure: Freehold



Wayleaves

Approximate Gross Internal Area
Main House = 809 Sq Ft / 75.11 Sq M
Garage = 169 Sq Ft / 15.70 Sq M
Total = 978 Sq Ft / 90.81 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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