



Briarwood, *School Road, Nomansland, Salisbury, SP5 2BY*

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ROMSEY





NOMANSLAND

SALISBURY

Situated along a private country road in the highly sought-after New Forest village of Nomansland, this substantial five-bedroom detached family home occupies a beautifully secluded 0.4 acre plot, offering spacious and versatile accommodation perfectly suited to modern family living. Ideally located within walking distance of The New Forest C of E Primary School, as well as the renowned The Lamb Inn and Les Mirabelles, the property combines countryside tranquillity with excellent local amenities.

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Family Room, Cloakroom

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom, En-suite to Principal

Outside

Driveway Parking, Greenhouse, Double Garage 0.4-Acre Rear Garden

Guide Price £1,000,000



3



5



2





The Property

The welcoming entrance hall has been thoughtfully reconfigured to maximise space and create a more conventional layout, immediately setting the tone for the home's practical yet characterful design. A cloakroom is positioned to the left, while attractive stone tiled flooring extends through both the entrance hall and kitchen.

Positioned at the end of the hallway, the kitchen is well-equipped with an excellent range of base and wall-mounted units, a sunken porcelain sink, integrated dishwasher and space for essential appliances, creating a highly functional space for day-to-day family life. Running in tandem with the kitchen is the impressive 24'5 x 12'1 sitting room, linked via an open archway that enhances the sociable flow of the accommodation. The sitting room enjoys an abundance of natural light thanks to its triple aspect, comprising four windows and French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A formal dining room sits opposite the sitting room and provides an elegant entertaining space, complete with an exposed brick fireplace and original wooden floorboards, adding warmth and character. A charming family room/snug completes the ground floor accommodation, offering a cosy and versatile additional reception space.



To the first floor, the staircase rises from the entrance hall to a spacious landing leading to five well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted storage and a beautifully appointed four-piece en-suite bathroom featuring both a bath and separate shower. The remaining bedrooms are served by a modern family bathroom.





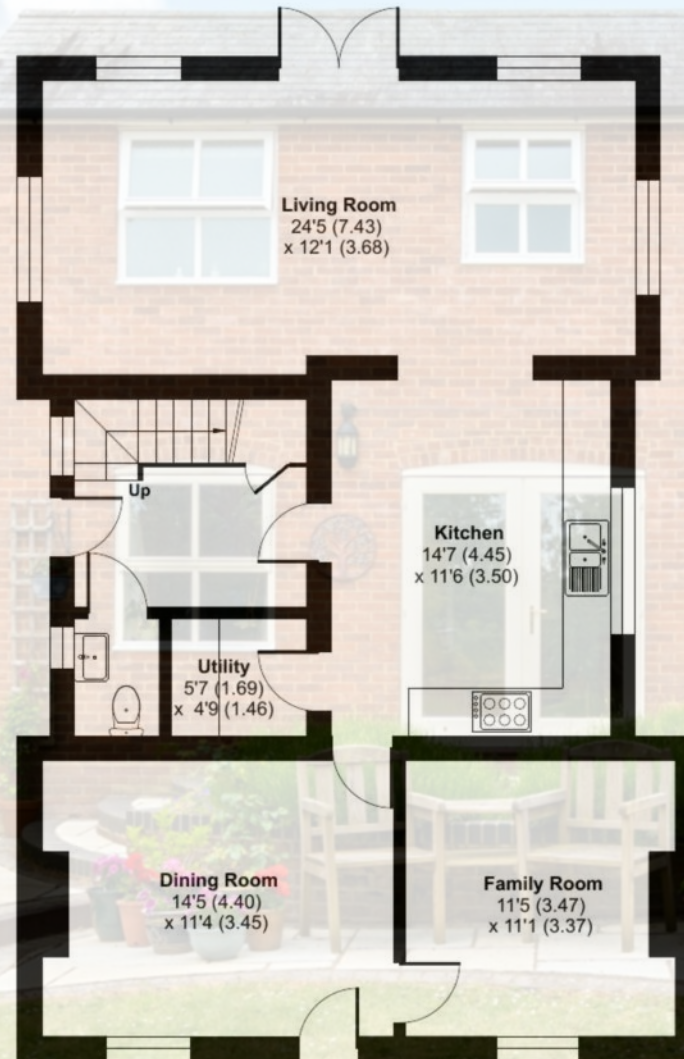
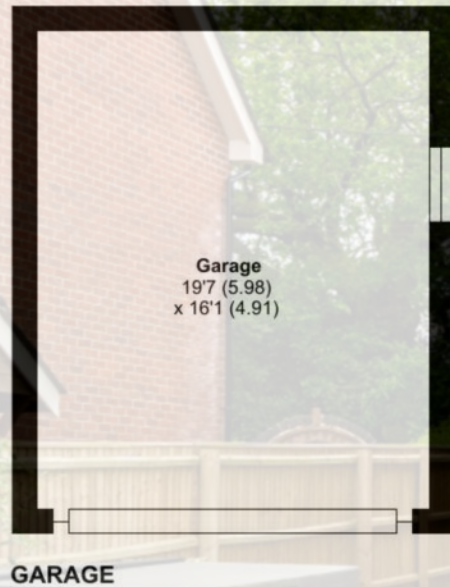
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Approximate Area = 1868 sq ft / 173.5 sq m

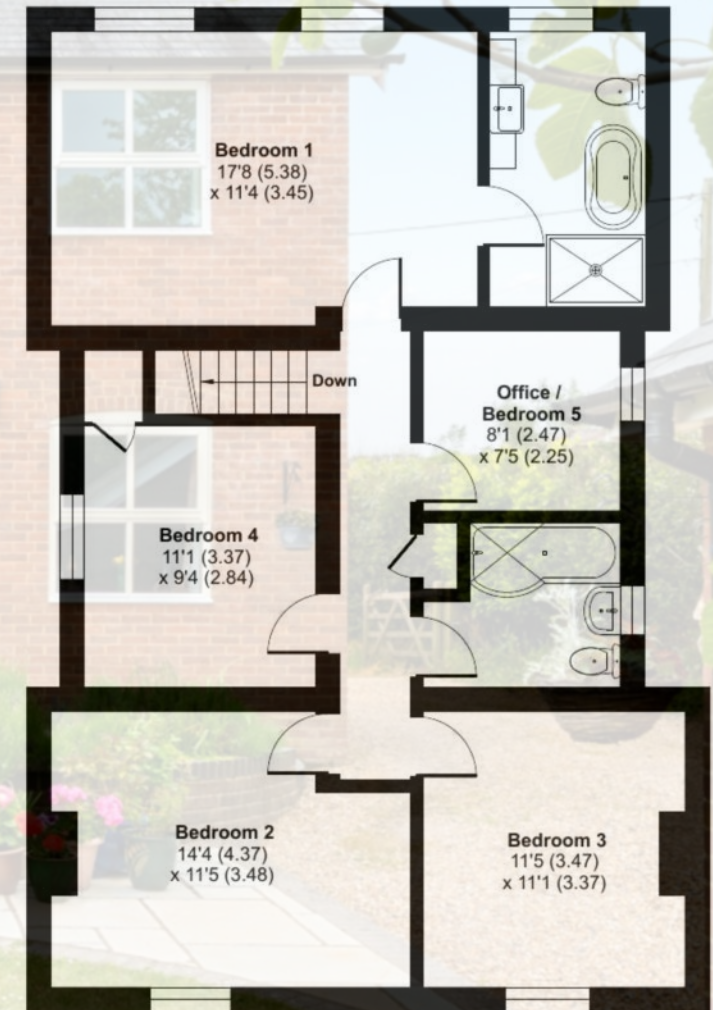
Garage = 316 sq ft / 29.3 sq m

Total = 2184 sq ft / 202.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1459952



Outside

Externally, the property continues to impress. Driveway parking extends from the side to the rear of the property, comfortably accommodating up to six or seven vehicles, in addition to a double garage with boarded loft storage above, ideal for further storage or workshop potential. The true highlight of this exceptional home is undoubtedly the magnificent 0.4 acre garden. Thoughtfully divided into distinct sections, the grounds provide a wonderfully tranquil, private and peaceful setting. A stone patio seating area is accessed directly from the sitting room via French doors, creating the perfect space for al fresco dining and entertaining. Beyond, expansive lawns are bordered by mature shrubs and planting, enhancing the sense of privacy and seclusion. The final section of the garden is particularly enchanting, featuring a variety of fruit trees including pears and both cooking and eating apples, offering exciting potential to create a truly special kitchen garden.

The Situation

Located in the heart of the picturesque New Forest, the charming village of Nomansland offers an idyllic blend of countryside living and community charm. Surrounded by stunning open forest, rolling heathland and scenic walking and cycling routes, Nomansland is perfectly positioned for those seeking a peaceful lifestyle immersed in nature.

The village itself is home to a welcoming community and benefits from a highly regarded primary school, traditional country pub (The Lamb) and popular local restaurant (Les Mirabelles, all within easy reach. Direct forest access provides endless opportunities for outdoor pursuits, from horse riding and dog walking to cycling and wildlife spotting amongst the famous free-roaming ponies and cattle of the New Forest.

Despite its tranquil rural setting, Nomansland enjoys excellent connectivity to nearby market towns and coastal destinations, with the centres of Salisbury, Southampton and Lyndhurst all within convenient driving distance, offering a wider range of shopping, dining and transport links.

Combining natural beauty, a strong sense of community and exceptional access to the surrounding New Forest landscape, Nomansland remains one of the area's most desirable and sought-after village locations.







Additional Information

EPC: C Current: 76 Potential: 76

Council Tax Band: F

Local Authority: Wiltshire

Tenure: Freehold

Services: Main water gas and electric

Heating: Gas central heating

Drainage: Public

Broadband: Superfast speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

Property Video

Point your camera at the QR code to view our professionally produced video.



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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