



**Little Wings, School Road, Nomansland, Salisbury, SP5 2BY**

**Winkworth**





## Beautiful Detached House set in a 1.86 Acre Plot

Little Wings is a superbly presented detached family home in School Road, Nomansland. 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 home of a cosy country pub and award-winning French restaurant. In addition to the excellent village schools in both Nomansland and 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 front of the house, which has retained its original character, is approached through double 5-bar gates to the drive with parking for numerous vehicles and to the left of the house a single garage. There is also a rear garden access gate which is the main entrance to the field and lower down the garden is a second gate into the field.

The house is entered through the porch that leads into the study giving stair access to the first floor and ground floor accommodation. To the right is bedroom 3, or house office, with plenty of storage. Next is the generous family bathroom, including shower and bath. Beyond is the large dining room which flows into the wonderful sitting room featuring a log burner and wide sliding doors with awning, leading onto the patio offering stunning views of the landscaped gardens and field. The kitchen/breakfast room with access to the garden, has a walk-in larder, offers a good range of eye-level and low-level units, a built-in double oven, hob and dishwasher, and useful breakfast bar. On the first floor is an impressive primary bedroom with built in wardrobes and featuring a generous balcony with room to enjoy an early morning coffee overlooking the garden and field. Adjoining is a good sized en-suite shower room. Bedroom 2 has exposed beams and features a triangular window in the apex of the roof and bedroom 4 is fitted with full size bunk beds next to the third shower room.

Outside the gardens, measuring 0.36 acres really are a feature to behold. The lawns nearest the house have mature apple trees and herbaceous borders plus two ornamental ponds. Halfway down the lawn is the garden office of timber construction, fully insulated, mains power and hardwired telephone and internet connections. From the garden office to the rear boundary the garden has wildflower areas, two wildlife ponds and a vegetable garden.

There is a further adjoining field to the garden which approaches 1.5 acres.



















# Winkworth

**Address: Little Wings, School Road,  
Nomansland, Salisbury, SP5 2BY**

**Council tax band - E**



## Little Wings

Approximate Gross Internal Area  
Main House = 1777 Sq Ft / 165.06 Sq M  
Garage = 169 Sq Ft / 15.68 Sq M  
Home Office = 205 Sq Ft / 19.08 Sq M  
Total = 2151 Sq Ft / 199.82 Sq M

Outbuildings are not shown in correct orientation or location.



**PROPERTY FOCUS**

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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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