



Boleyn Cottage Forest Road
Salisbury

£2,950 PCM

A five bedroom detached forest home in the fantastic village location of Nomansland. The property offers spacious accommodation, plenty of parking and is within the catchment of excellent Pre-primary, Primary and Secondary schools. The property is within the New Forest National Park and the forest and village green are directly opposite. Salisbury, Southampton and the M27 are all within easy reach. Holding Fee: £680.00 Security Deposit: £3,403.00 Council tax band: E



• Forest Location • Gravel Driveway • Swimming Pool • Garden

Nomansland has an excellent pub, French restaurant, and recreation ground all of which are within easy walking distance of the property. There is a shop and Post Office under 1 mile away in the neighbouring village of Landford.

The large kitchen / family room is the perfect home hub with separate utility and dining area overlooking the gardens and substantial patio area. The kitchen and utility have plenty of cupboards along with a central island providing ample workspace and storage. The kitchen is equipped with a modern gas range cooker and dishwasher.

There is a spacious sitting room with doors leading to the garden. There are additional smaller reception rooms that could be used as a home office, formal dining area, snug, playroom or even a downstairs bedroom.

Stairs lead to five bedrooms. Two of these are good sized double bedrooms both with en-suite bathrooms with showers. The master bedroom also benefits from built in wardrobes and double sinks.

The main bathroom has a bath with shower, WC and wash handbasin.

Outside to the front of the house is a gravel drive with plenty of space for several cars. To the rear is a well maintained garden with the addition of an attractive swimming pool and entertaining area.

A spacious insulated garden room with electrics provides a further flexible space that could be used as a games room, yoga studio, home gym or additional living area.

The bottom garden area has a raised bed which could be used to grow vegetables together with a netted fruit cage. There is also a timber stable storage space.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £680.00.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

ADDITIONAL INFORMATION

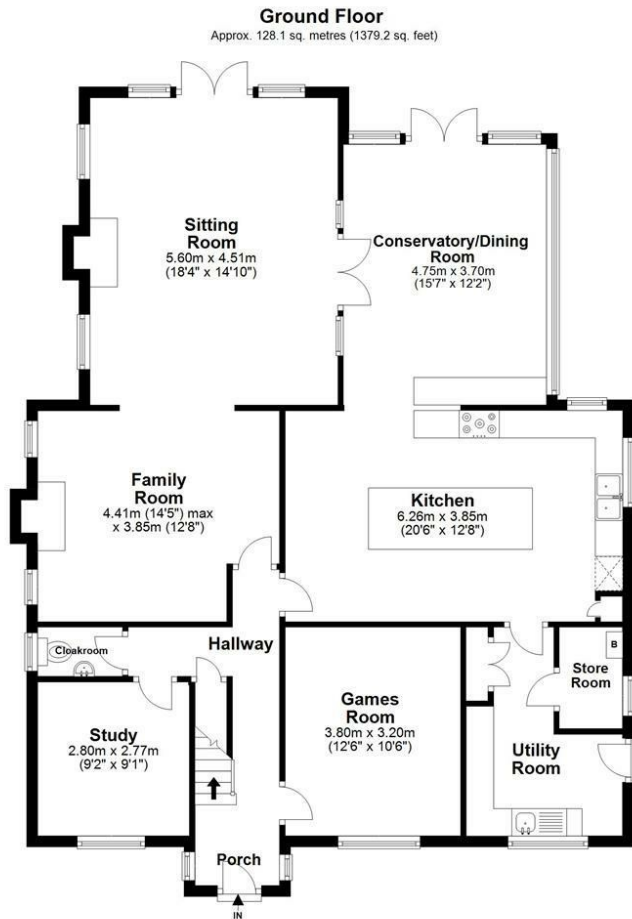
Council Tax Band: E

Furnishing Type: Unfurnished

Security Deposit: £3,403

Available From: 16th September 2026





Total area: approx. 229.5 sq. metres (2470.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

Please contact us on the below:

Lymington 01794 331433

Romsey 01794 331433

Wimborne: 01202 842248

lettings@spencersproperty.co.uk

www.spencersproperty.com

