



Bitterne | £550,000

New Inn Lane, Bartley, Hampshire, SO40 2LS





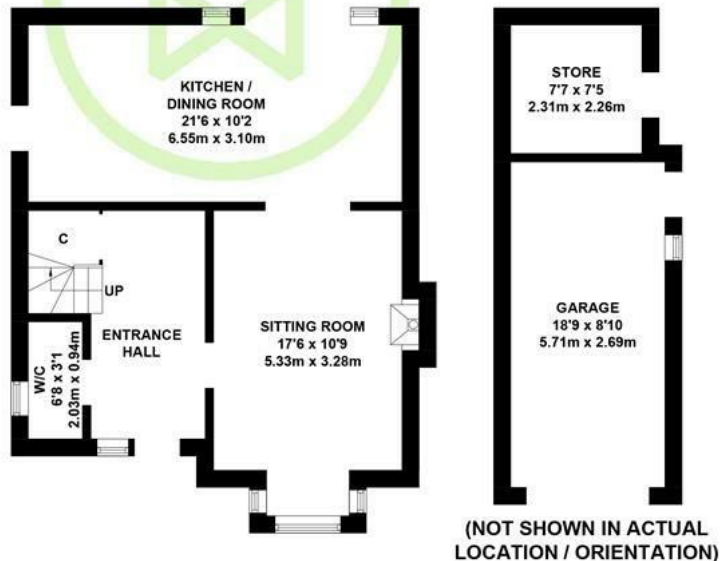
Bitterne
New Inn Lane, Bartley, Hampshire, SO40 2LS

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 546 SQ FT / 50.7 SQ M
 FIRST FLOOR = 531 SQ FT / 49.3 SQ M
 GARAGE = 225 SQ FT / 20.9 SQ M
 TOTAL = 1302 SQ FT / 120.9 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1003175)

Summary

This attractive family home is conveniently positioned in the heart of the New Forest village of Bartley, a stones throw from a wealth of amenities including a village shop, schooling and the open forest. Constructed in 2003 this charming property offers three bedrooms with an en-suite shower room to bedroom one a generous family bathroom. The open plan kitchen and dining area provides a great social space, ideal for modern family living with granite worksurfaces and a range of integrated appliances with a separate sitting room and wc. Parking is available in the driveway with gated access to the detached single garage to the rear. The family friendly rear garden offers a decked seating area, sun terrace, timber garden store and neatly edged lawn flanked by well stocked and colourful beds.

Summary

- An attractive detached family home
- Enviably positioned within the New Forest village of Bartley
- Three bedrooms with en-suite facilities to bedroom one
- Well appointed family bathroom and ground floor wc
- Open plan kitchen and dining area with a range of integrated appliances
- Separate sitting room with real flame gas fire place
- Off road parking and detached single garage
- Private and enclosed rear garden
- Easy access to amenities and commuter links

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

The attractive covered entrance with UPVC part glazed front door opens into the welcoming entrance hall with turning staircase and large storage cupboard under. The sitting room features a limestone fireplace with inset real flame gas fire place as a focal point. The open plan kitchen and dining area creates a light and airy social space overlooking the enclosed and private garden with French doors opening to the decked seating area. The shaker style kitchen offers a range of wall and base units with contrasting granite worksurfaces over. Integrated appliances include a single oven, four burner gas hob with extractor hood over, washing machine and dish washer. A side door accesses the garden with a useful cloakroom with dual flush wc and wash basin completing the ground floor accommodation.

First Floor

The galleried landing allows access to the part boarded loft space via a hatch and pull down ladder with ample space to convert (subject to planning) and also hosts the airing cupboard and pressurised hot water tank. Bedroom one is a generous double with built in wardrobes and a modern en-suite shower room, with shower cubicle, dual flush wc, wash basin and heated towel rail. Bedroom two is also double with built in wardrobes and bedroom three is a generous single room. The spacious and well appointed family bathroom comprises a panelled bath with mixer shower over, separate shower cubicle, wc, wash basin and heated towel rail.

Parking

Off road parking is available on the gravel driveway which extends to the left hand side of the property via double gates to the detached single garage. The garage is fitted with power and light, up and over door with pedestrian side door and storage space in the roof void. To the rear of the garage is an additional timber garden store.

Outside

The mature and well tended gardens provide a quiet and private outside space, ideal for young families with children or for entertaining on the decked seating area or sun terrace positioned to the rear of the garden. The central and neatly edged lawn is flanked by an abundance of colourful flower borders and mature shrubs and bushes.

Location

The popular village of Bartley is situated within the the New Forest National Park offering acres of beautiful countryside to enjoy on the doorstep. A wide range of amenities are close at hand including Bartley junior school, village hall, shop, hairdressers and local pubs. A large superstore is located within three miles with Lyndhurst, Totton and Ashurst nearby providing a comprehensive range of amenities. The M27 is less than 3 miles away providing fast road links to London, the South Coast and beyond. Mainline rail links can be found at either Totton or Ashurst with direct services to London Waterloo.

Terms and Conditions

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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Age

2003

Sellers Position

Buying on

Heating

Gas fired central heating (mains gas)

Infants & Junior School

Copythorne Infants, Netley Marsh Infants & Bartley Junior School

Secondary School

Hounsdown School

Council Tax

Band E - New Forest District Council

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