



Paddock View
Shepherds Road, Bartley, Hampshire, SO40 2LH



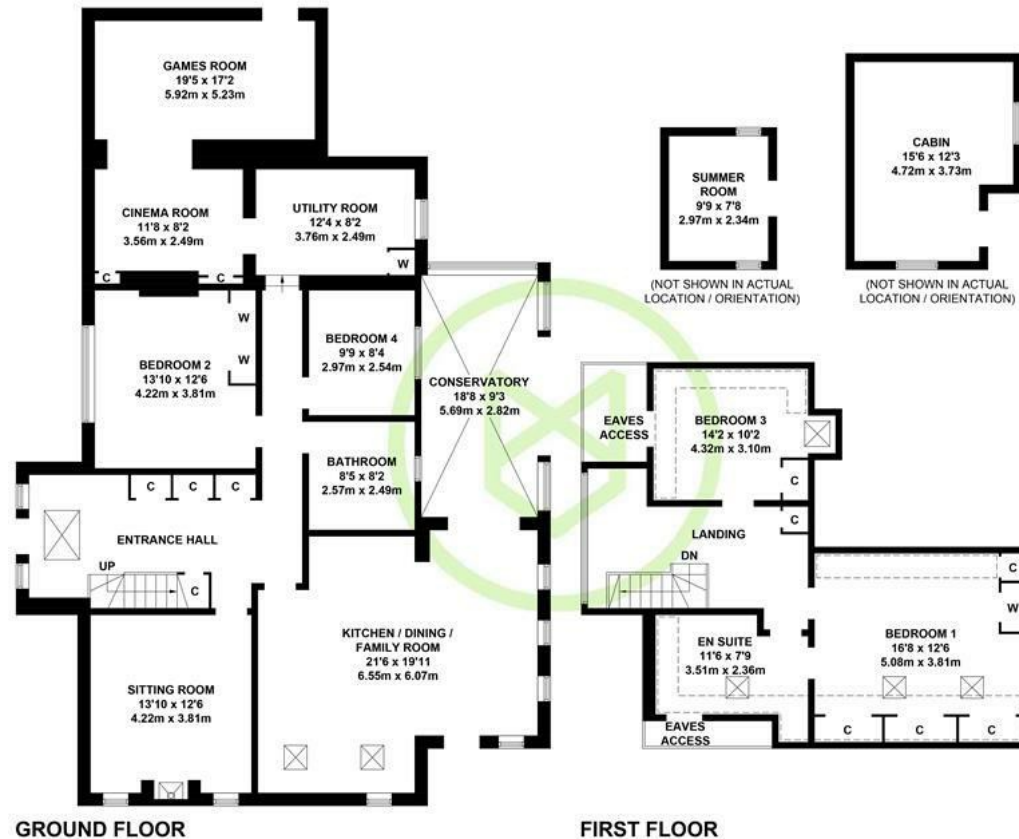
Paddock View
Shepherds Road, Bartley, Hampshire, SO40 2LH

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Summary

This impressive chalet style forest home enjoys a desirable rural setting in the New Forest village of Bartley positioned on a generous and private plot approaching a quarter of an acre. The stylish and versatile accommodation features a vaulted entrance hall serving five reception rooms which include a dual aspect sitting room with log burning stove and an open plan kitchen - dining room with adjoining conservatory. Two double bedrooms are situated on the ground floor, served by a family bathroom with jacuzzi bath. The open galleried landing serves two double bedrooms which include the principal bedroom with Jack-and-Jill shower room. The garaging has been converted to a cinema and games room accessed from a large utility area. Electric double gates access the driveway with secure gates to the private and mature rear gardens with a timber garden cabin, summer house, large patio area for entertaining and children's play area.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1792 SQ FT / 166.5 SQ M
FIRST FLOOR = 632 SQ FT / 58.7 SQ M
OUTBUILDINGS = 249 SQ FT / 23.1 SQ M
TOTAL = 2673 SQ FT / 248.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1068909)

Summary

- An impressive chalet style forest home
- Located within the New Forest village of Bartley
- Versatile and stylish accommodation offering five reception rooms
- Four double bedrooms with an en-suite to bedroom one
- Generous open plan kitchen and dining area
- Family bathroom with corner jacuzzi bath
- Cinema and games room
- Mature and private plot approaching a quarter of an acre
- Remote gated entrance with ample parking
- Vendor suited

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

The anthracite front door with brushed steel furniture and glazed side panels opens into the impressive vaulted entrance hall which hosts the glass and oak staircase. Quality oak flooring complements the neutral décor and exposed beams with storage under, as well as a range of built in cupboards providing extensive storage. The dual aspect sitting room features a log burning stove as a focal point. The generous open plan kitchen and dining area boasts under floor heating and a range of shaker style wall and base units with contrasting oak block worktops and breakfast bar. Integrated appliances include a range style cooker with extractor hood over, dish washer and space /plumbing for an American fridge freezer. The dining area accesses the garden with French doors to the adjoining conservatory which opens to the patio area and gardens. A large utility room offers additional storage space with plumbing for white goods, boiler cupboard and water softener. The current vendors have converted the garage into a cinema and games room with access to the garden. Two double bedrooms are served by the generous family bathroom fitted with a corner jacuzzi bath, vanity unit with mounted wash bowl, wc and heated towel rail.

First Floor

The impressive vaulted and open landing overlooks the leafy front aspect via a glazed gable end with exposed timber. The principal bedroom benefits from extensive built in storage and a generous en-suite shower room with a dual head shower, vanity unit with mounted wash basin, wc and heated towel rail. The second bedroom also offers built in storage and extensive eaves storage.

Parking

The block paved driveway provides parking for several vehicles with remote double gates and electric car charging points.

Outside

The enclosed front garden is laid to lawn with sleeper edging and sand stone paving leading to the front door and secure gated side access. The private and child friendly rear garden provides a great out door space to relax or entertain with a large patio seating area, children's play area, bbq area with sink and shaped lawn. A timber garden cabin is fitted with power and light with a separate summer house overlooking the lawn.

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.

Sellers position

Buying on - Vendor suited

Heating

Gas fired central heating

Tenure

Freehold

Infants & Junior School

Copythorne Infants, Netley Marsh Infants & Bartley Junior School

Secondary School

Hounslow School

Council Tax

Band F - New Forest District Council

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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