



10 Shepherds Close | £450,000  
Bartley, Hampshire, SO40 2LJ







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





## Summary

This immaculate family home is enviably positioned within a popular cul-de-sac in the heart of the New Forest village of Bartley, offering a wealth of amenities nearby including shops, a public house and schooling. Situated just moments from the open forest the light and airy accommodation offers three generous bedrooms, all with built in wardrobes and a modern family bathroom. A spacious open plan living area on the ground floor is complemented by a stylish fitted kitchen with a range of integrated appliances, entrance hall and cloakroom. Ample off road parking is available on the driveway as well as a detached single garage. The rear garden features a large block paved entertaining area and well tended lawn, perfect for al fresco dining or a safe environment for children to play.

## Features

- An immaculate detached family home
- Desirable New Forest village location
- Three generous bedrooms
- Modern family bathroom and ground floor cloakroom
- Spacious open plan dual aspect living area
- Stylish fitted kitchen with integrated appliances
- Cul-de-sac location within a short walk to the open forest
- Off road parking for several vehicles
- detached single garage
- Enclosed and child friendly rear garden

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 598 SQ FT / 55.6 SQ M  
FIRST FLOOR = 608 SQ FT / 56.5 SQ M  
GARAGE = 134 SQ FT / 12.5 SQ M  
TOTAL = 1340 SQ FT / 124.6 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1219832)

# 10, Shepherds Close, Bartley, Hampshire, SO40 2LJ

## Ground Floor

The UPVC front door with leaded glazing and side panel allows natural light to flood into the welcoming entrance hall which hosts a useful coats cupboard with a cloakroom adjacent, fitted with a dual flush wc, wash basin and heated towel rail. The spacious open plan and dual aspect living area offers ample space for family dining with a turning staircase adjacent and side door to a block paved court yard. The generous seating area over looks the enclosed rear garden with sliding patio doors to a block paved patio, ideal for entertaining. The stylish fitted kitchen offers a range of gloss grey fronted wall and base units with contrasting granite effect worksurfaces set against brick tiled splashbacks. Integrated Neff appliances include an eye level single oven, microwave combi oven, induction hob with extractor hood over, wine cooler and space for fridge freezer. A boiler cupboard houses the gas fired Worcester boiler.

## First Floor

The landing houses a large shelved airing cupboard and serves the three bedrooms, all benefitting from built in wardrobes. Bedrooms one and two are large double rooms with access to the loft space from bedroom three. The modern family bathroom comprises a panelled bath with mixer shower over, wc, wash basin and heated towel rail.

## Parking

The spacious walled front garden offers extensive parking for several vehicles on the neatly edged block paved driveway. The detached single garage has plumbing for a washing machine and is fitted with power and light.

## Outside

A secure side gate accesses the enclosed and child friendly rear garden with a block paved seating area which extends from the side to the rear of the property. The well tended lawn extends to the rear boundary with a raised flint chip border.

## 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

## Heating

Gas fired central heating

## Infants & Junior School

Copythorne Infants, Netley Marsh Infants & Bartley Junior School

## Secondary School

Hounsdown School

## Council Tax

Band E - 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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