



3 Shepherds Close | £425,000  
Bartley, Southampton, Hampshire, SO40 2LJ





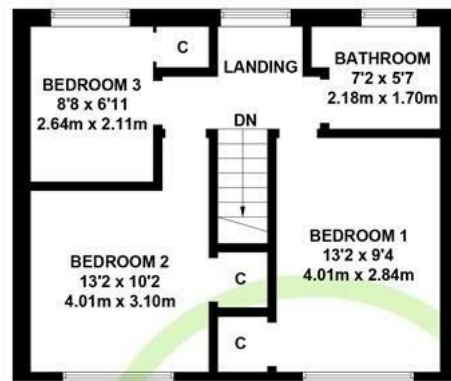
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Bartley, Southampton, Hampshire, SO40 2LJ

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

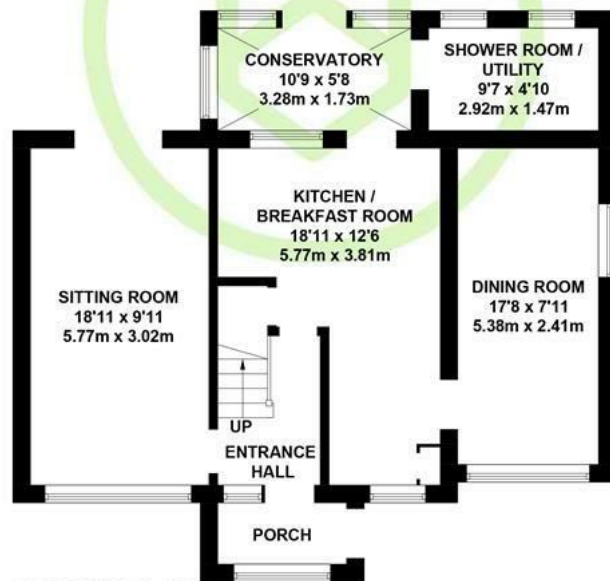


## Summary

This versatile semi detached home is enviably positioned at the conclusion of a quiet cul-de-sac in the heart of the desirable New Forest village of Bartley. Three well proportioned bedrooms on the first floor are served by a modern family bathroom with an additional shower room/utility on the ground floor and an optional fourth bedroom if required. A stylish kitchen breakfast room boasts a selection of integrated appliances and is complemented by a dual aspect sitting room, separate dining room (optional bedroom 4) with a useful front and rear porch. Ample off road parking is available on the driveway with a private and child friendly garden to the rear. Bartley offers a wealth of local amenities including shops, a public house, hairdressers and village hall as well as offering excellent schooling.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 765 SQ FT / 71.1 SQ M  
FIRST FLOOR = 444 SQ FT / 41.3 SQ M  
TOTAL = 1209 SQ FT / 112.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1253045)

## Features

- A well presented and versatile semi detached forest home
- Enviably positioned at the conclusion of a popular cul-de-sac
- Located in the heart of the New Forest village of Bartley
- Three well proportioned bedrooms, all with built in storage
- Dual aspect sitting room & separate dining room
- Stylish kitchen breakfast room with integrated appliances
- Front and rear porch, utility/shower room
- Ample off road parking
- Private and enclosed child friendly garden

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 3, Shepherds Close, Bartley, Southampton, Hampshire, SO40 2LJ

## Ground Floor

A part glazed front door opens into a spacious porch providing a useful area for coats and shoes. A secure inner door accesses the welcoming entrance hall fitted with quality oak flooring, which complements the oak inner doors and architraves. The dual aspect sitting room features glazed French doors to a patio seating area and enclosed garden. The stylish kitchen offers a comprehensive range of wall and base units, complemented by granite effect work surfaces and a breakfast bar. A range of integrated appliances includes an induction hob with filter hood over, dishwasher, fridge, freezer, double oven and a microwave. A separate cupboard houses the boiler with further storage available under the stairs. The generous dining room adjacent offers a useful additional reception area. From the kitchen, a door accesses the rear porch and out to the garden. A large shower room/utility comprises a shower cubicle, WC, and wash basin with plumbing available for a washing machine and further storage space.

## First Floor

The first floor landing allows access to the part boarded loft space via a hatch and also serves the generous bedrooms. All three bedrooms benefit from built-in storage. The modern family bathroom comprises a p-shaped bath with mixer shower over, wash hand basin, dual flush WC, and a heated towel rail.

## Parking

Ample off-road parking is available on the driveway for several vehicles.

## Outside

A secure side gate accesses the enclosed and private rear garden, which is predominantly laid to lawn, ideal for children to play or for entertaining. A patio seating area abuts the rear of the property with a second patio area in the far corner, perfectly positioned to capture the afternoon sun.

## 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 C - New Forest District Council

## Disclaimer

Estate Agents Act Disclaimer- Under the terms of the Estate Agency Act 1979 we are obliged to declare that the vendor is associated with an employee of Henshaw Fox.

## Disclaimer Property Details

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 and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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