



Wayside, Shepherds Road, Bartley, SO40 2LH
£675,000

brantons



Property

An exciting opportunity arises to purchase this charming detached character residence situated in the heart of the desirable New Forest village of Bartley.

The accommodation consists of a spacious lounge with bay window, feature fireplace, and French doors. There is a family room with inglenook fireplace, kitchen-diner, and a downstairs W.C. The first floor accommodation is comprised of four bedrooms with the master being a particularly impressive size and benefiting from built in wardrobes, and a luxury en-suite shower room.

From the landing there is a contemporary four piece family bathroom. The enviable corner plot features a wraparound style garden with an array of established plants, bushes and shrubs. The garden also incorporates a summer house and workshop/tool shed.

To the front of the property is ample driveway parking that leads to a larger than average detached garage. To fully appreciate the location accommodation on offer, Brantons highly advise booking an early viewing.

Features

- Charming Detached Character Property
- Four Bedrooms
- Spacious Lounge With Bay Window & Feature Fireplace
- Family Room with Inglenook Fireplace
- Downstairs W.C & En-suite To Master
- Modern Four Piece Family Bathroom
- Driveway Parking & Detached Garage
- Private Wraparound Garden with Summer House
- Desirable Village Location Within National Park

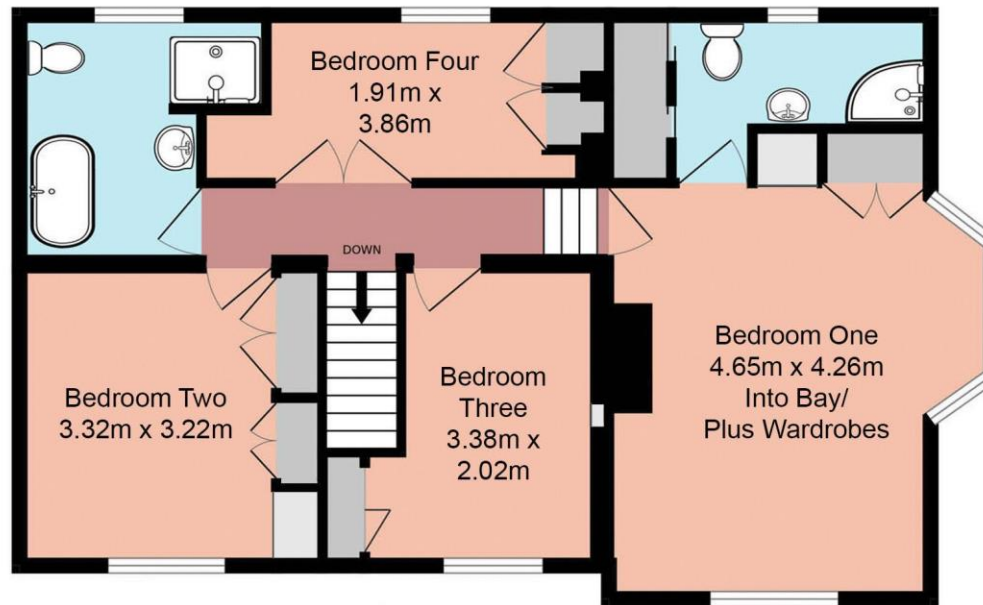


Area

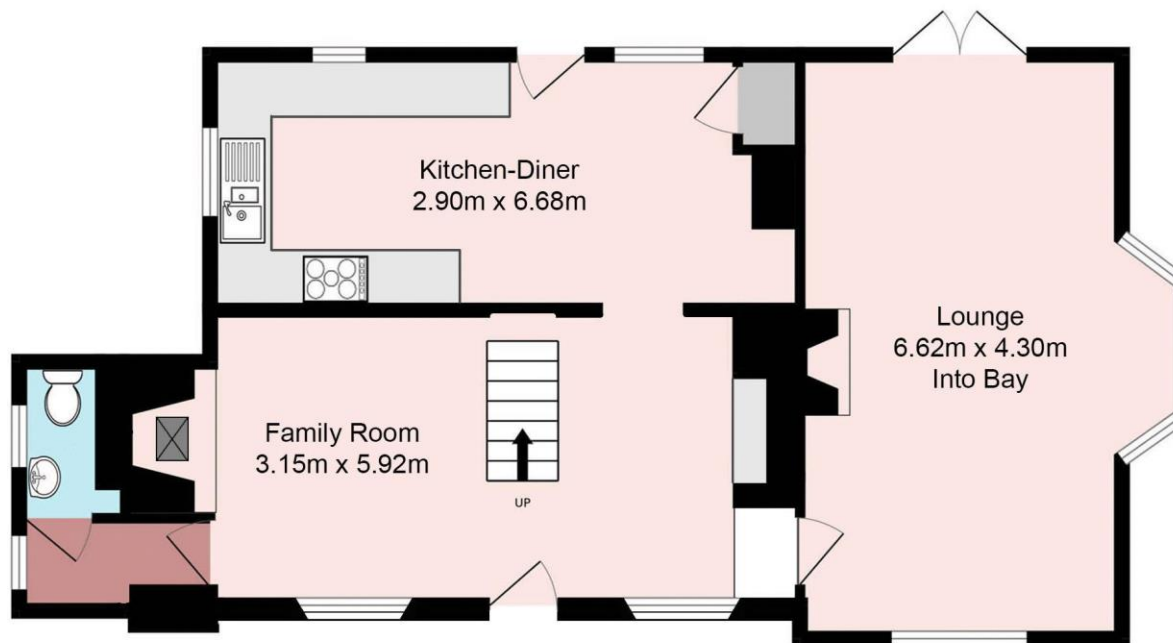
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store. Resident's speak of real sense of community and many people have resided locally for a long time.

The locals enjoy the easy access to open forest and the nearby larger village of Lyndhurst has many fine restaurants and pubs. The larger commercial centres of Southampton, Bournemouth and London are all easily accessible via M27 which is less than 2 miles away.





1st Floor
66.7 sq.m. approx.



Ground Floor
70.2 sq.m. approx.

Accommodation

Lounge 21' 9" x 14' 1" (6.62m x 4.30m) Into Bay

Kitchen-Diner 9' 6" x 21' 11" (2.90m x 6.68m)

Family Room 10' 4" x 19' 5" (3.15m x 5.92m)

Downstairs W.C 5' 2" x 2' 11" (1.57m x 0.90m)

Bedroom One 15' 3" x 14' 0" (4.65m x 4.26m) Into Bay/ Plus Wardrobes

En-suite 4' 3" x 9' 2" (1.30m x 2.80m)

Bedroom Two 10' 11" x 10' 7" (3.32m x 3.22m)

Bedroom Three 11' 1" x 6' 8" (3.38m x 2.02m)

Bedroom Four 6' 3" x 12' 8" (1.91m x 3.86m)

Bathroom 9' 4" x 7' 10" (2.85m x 2.39m) Maximum

Summer House 7' 9" x 9' 9" (2.35m x 2.96m)

Garage 10' 1" x 17' 7" (3.07m x 5.36m)

Workshop One 5' 4" x 6' 2" (1.63m x 1.87m)

Workshop Two 6' 11" x 5' 5" (2.11m x 1.64m)





Directions

1) From our office head east on Salisbury Road A36 2) At the roundabout take the third exit onto Ringwood Road A336 3) Continue through four roundabouts 4) Turn left into Bourne Road 5) Take first right into Chinham Road 6) Turn left onto Shepherds Road.

Distances

Motorway: 1.9 miles
Southampton Airport: 13.3 miles
Southampton City Centre: 8.6 miles
New Forest Park Boundary: Within miles
Train Stations
Ashurst: 2.8 miles
Totton: 3.9 miles

Information

Local Authority: New Forest District Council
Council Tax Band: E
Tenure Type: Freehold
School Catchments
Marsh/ Copythorne
Infant: Netley
Junior: Bartley
Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

