



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

brantons



Features

- Charming Detached Character Property
- Four Bedrooms
- Spacious Lounge With Bay Window & Feature Fireplace
- Family Room with Inglenook Fireplace
- Kitchen-Dining Area
- 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



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.

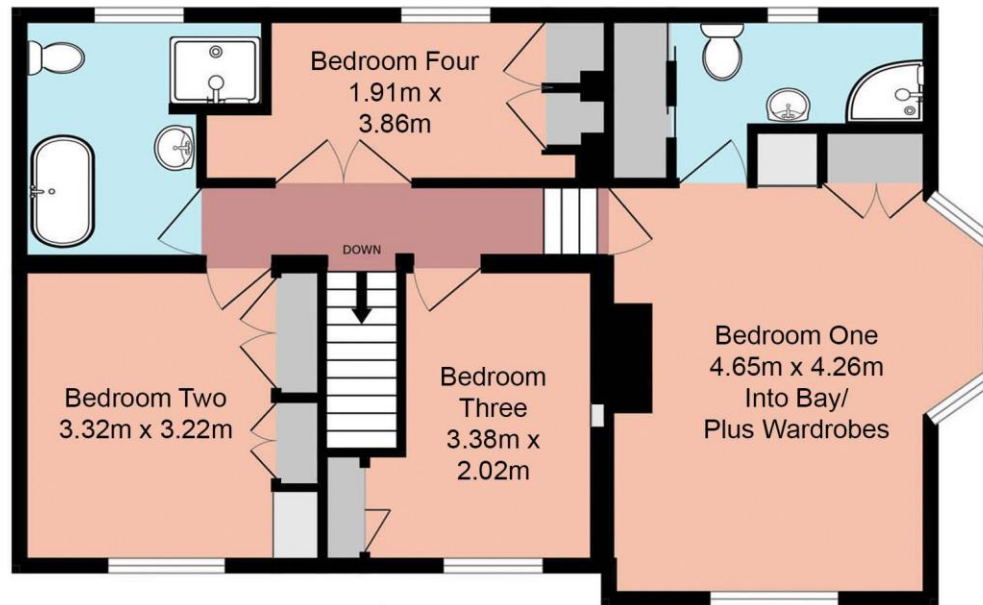


Area

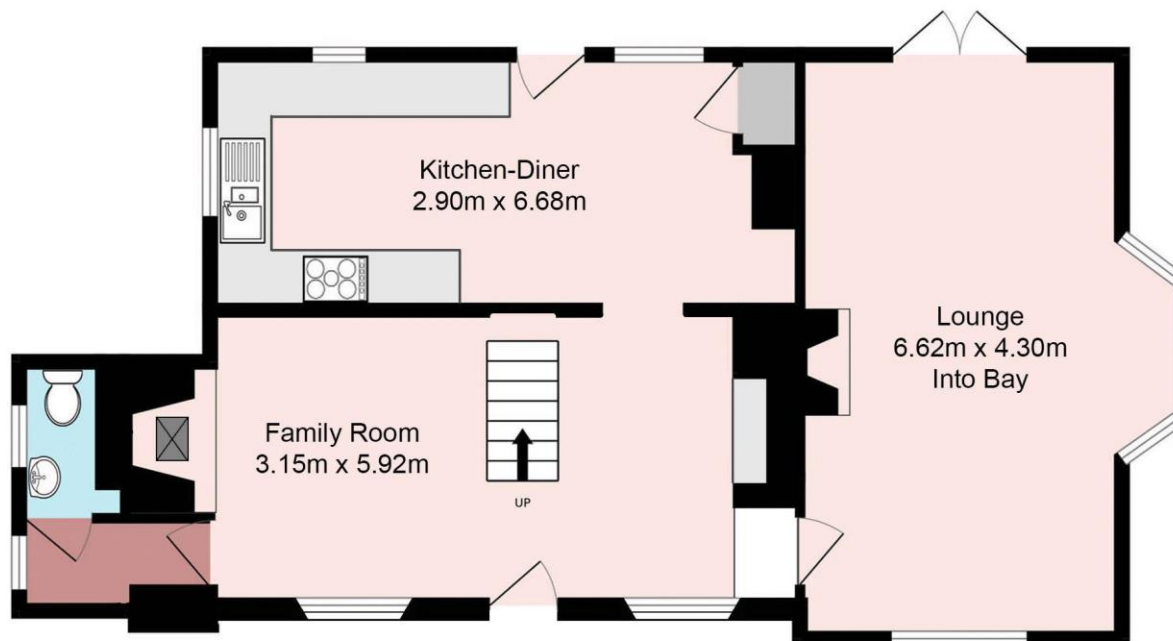
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store.

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

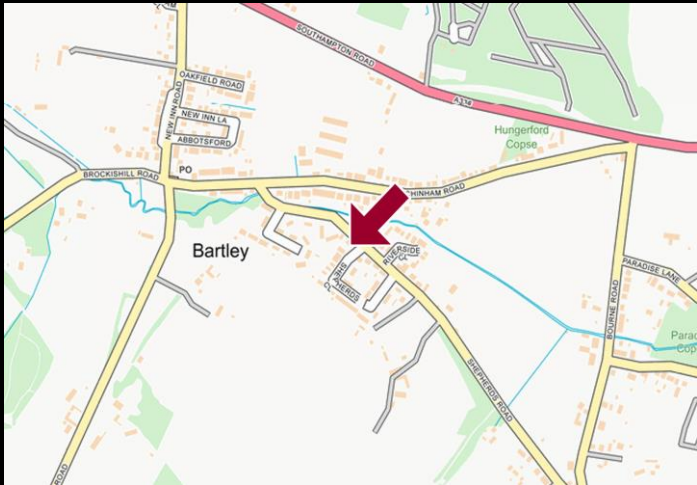
1) From our office head east on Salisbury Road A36 2) At the roundabout take the third exit onto Ringwood Road A336 3) Continue through four roundabouts 4) Turn left into Bourne Road 5) Take first right into Chinham Road 6) Turn left onto Shepherds Road.

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)			
Shepherds Road SOUTHAMPTON SO40 2L	Energy rating E	Valid until:	4 December 2034
		Certificate number:	
Property type		Detached house	
Total floor area		143 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

the average energy rating is D
the average energy score is 60

