



1 Hudson Cottage, Shepherds Road, Bartley, SO40 2LH
£575,000

brantons

Features

- Charming Semi-Detached Character Property Built c.1920
- Five Bedrooms Arranged Over Three Floors
- Spacious Open-Plan Living Room with Log Burning Stove
- Contemporary Kitchen-Diner with Utility and French Doors
- Conservatory & Home Office
- First Floor Family Bathroom & Ground Floor W.C
- Plentiful Driveway Parking & Electric Vehicle Charging Point
- Large Garden Incorporating Log Cabin & Vast Patio Seating Area
- Decked Courtyard Style Garden to the Rear Aspect
- Desirable Village Location Within National Park



Property

Brantons Independent Estate Agents proudly present to the market, 1 Hudson Cottage; a charming semi-detached family home dating to the 1920s and boasting an impressive three storey layout.

The layout begins with an entrance hall leading into a large open-plan living area with snug and feature wood burning stove, and there is also dining area, with a further feature fireplace. There is a contemporary kitchen-diner with dual aspect windows, French doors, and useful utility area with barn style door to the side aspect. At the rear aspect is a conservatory and an office which is ideal for those who work from home or want a dedicated space for their hobby. From the hall there is also a downstairs W.C.

The first floor accommodation consists of three bedrooms which all benefit from the luxury of having built in wardrobes. From the landing there is a family bathroom with corner shower-bath. The landing has been recently re-carpeted and there is a further turning staircase leading to the second floor. The second floor features two further bedrooms.

To the front of the property there is ample driveway parking for several vehicles or even caravan or boat storage (subject to size) and there is also an electric vehicle charging point.

At the rear of the property is a decked courtyard style garden and to the front is a large garden that features lawn, patio seating and a timber summer house (with power, lighting and internet facilities).

In our opinion this property is presented to a very high standard of decorative order throughout thus allowing any potential purchase the ability to move straight in. To fully appreciate the location and accommodation, Brantons advise an early viewing will be essential.

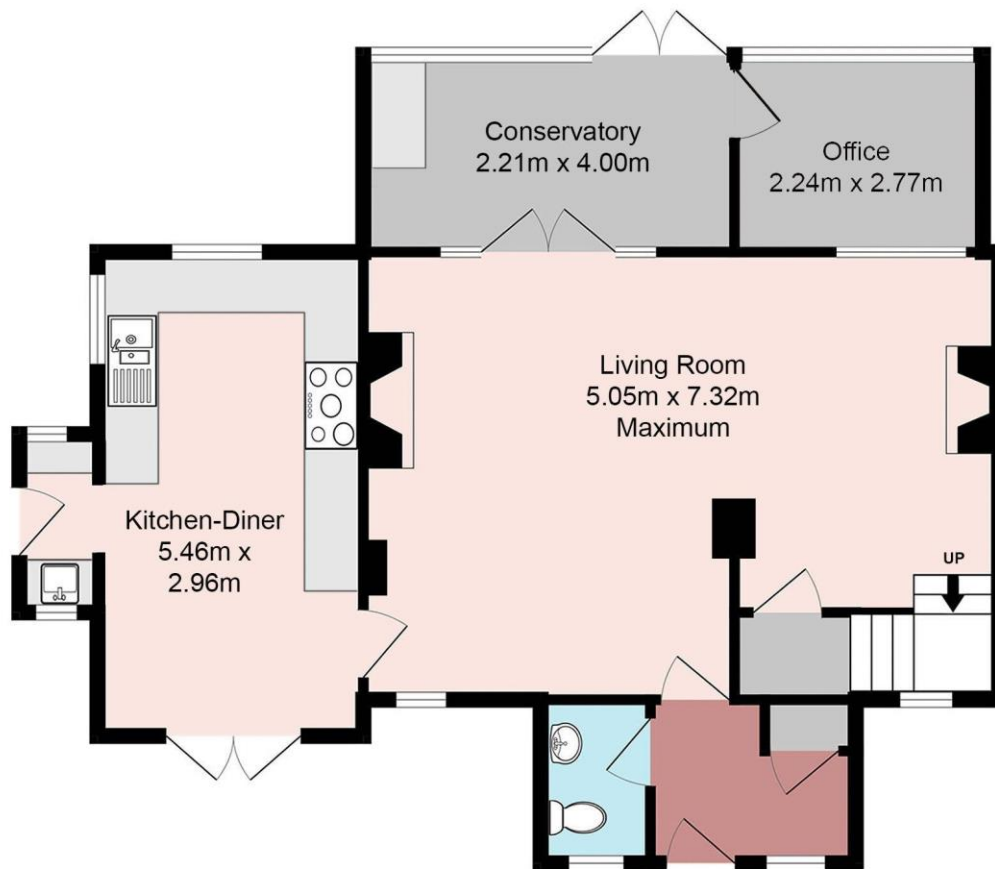


Area

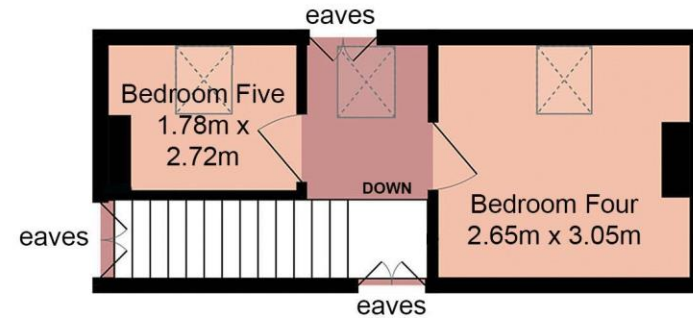
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store. Resident's speak of real sense of community and many people have resided locally for a long time.

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.





GROUND FLOOR
74.3 square meters (approx)
799.8 square feet (approx)



SECOND FLOOR
18.2 square meters (approx)
195.9 square feet (approx)



FIRST FLOOR
50.4 square meters (approx)
542.5 square feet (approx)

Accommodation

Entrance Hall 6' 1" x 7' 6" (1.86m x 2.29m)

Lounge 16' 7" x 13' 7" (5.05m x 4.15m)

Dining Area 16' 7" x 9' 8" (5.05m x 2.95m)

Conservatory 7' 3" x 13' 1" (2.21m x 4.00m)

Kitchen-Breakfast Room 17' 11" x 9' 9" (5.46m x 2.96m)

Utility Area 6' 5" x 2' 9" (1.95m x 0.85m)

Office 7' 4" x 9' 1" (2.24m x 2.77m)

Downstairs W.C 6' 1" x 4' 0" (1.86m x 1.23m)

Log Cabin 14' 1" x 9' 2" (4.30m x 2.80m)

Bedroom One 9' 7" x 11' 6" (2.93m x 3.50m) Plus Wardrobes

Bedroom Two 13' 6" x 9' 10" (4.11m x 3.00m)

Bedroom Three 10' 9" x 10' 1" (3.27m x 3.08m)

Bathroom 6' 11" x 6' 11" (2.12m x 2.12m) Max.

Bedroom Four 8' 8" x 10' 0" (2.65m x 3.05m)

Bedroom Five 8' 11" x 5' 10" (2.72m x 1.78m) Max.





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 Catchment
Infant: Netley Marsh/ Copythorne
Junior: Bartley Senior: Hounsdown

Energy Performance

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

Energy performance certificate (EPC)		
Shepherds Road Bartley SOUTHAMPTON SO40 2	Energy rating D	Valid until: 3 December 2034
		Certificate number: 000

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 D. 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		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

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

