



Paddock View, Shepherds Road, Bartley, SO40 2LH
£825,000

brantons

Features

- Impressive Detached Chalet Bungalow on Approx 1/4 Acre
- Four Bedrooms with Defining Master Bedroom
- Lounge Snug With Feature Fireplace & Dual Aspect Windows
- Stunning Kitchen-Diner with Integrated Appliances & Under Floor Heating
- Useful Utility Room with Plenty of Space for Appliances
- Sizable UPVC Conservatory
- Cinema & Games Room with French Doors
- Downstairs Bathroom and First Floor Jack & Jill En-suite Shower Room
- Driveway Parking with Bespoke Remote Electronic Gates
- Lifestyle Garden with Summer House



Property

A rare and exciting opportunity arises to purchase 'Paddock View'; a charming detached bungalow set in a highly sought after semi-rural setting within the village of Bartley. The ground floor layout begins with an entrance hall with orangery skylight, and a turning oak and glass staircase to the first floor. There are also a range of useful storage cupboards and quality oak flooring with exposed beams. The hall in turn leads to; a lounge with dual aspect windows and feature fireplace, an impressive open-plan kitchen-diner with breakfast bar and integrated appliances and under floor heating, a sizable UPVC conservatory, and a useful utility room with boiler cupboard and water softener. Furthermore, there is also a cinema room adjoining to a games room with French doors. The accommodation downstairs consists of two bedrooms, one of which is a generous size with built in wardrobes, and from the hall is a contemporary bathroom with jacuzzi corner bath. On the first floor there is an impressive galleried landing with feature gable window which enjoys a pleasant leafy outlook. From the landing are two good sized bedrooms which both benefit from built in wardrobe space and Velux windows. There is also a stylish modern 'Jack and Jill' en-suite shower room. To the front of the property is block paved driveway parking with electric vehicle charging points, and the drive is set behind a custom bespoke remote controlled electronic gate and there is gated side access that takes you through to the garden. The wraparound garden features a large decked seating area, patio, and artificial lawn as well as natural turf.

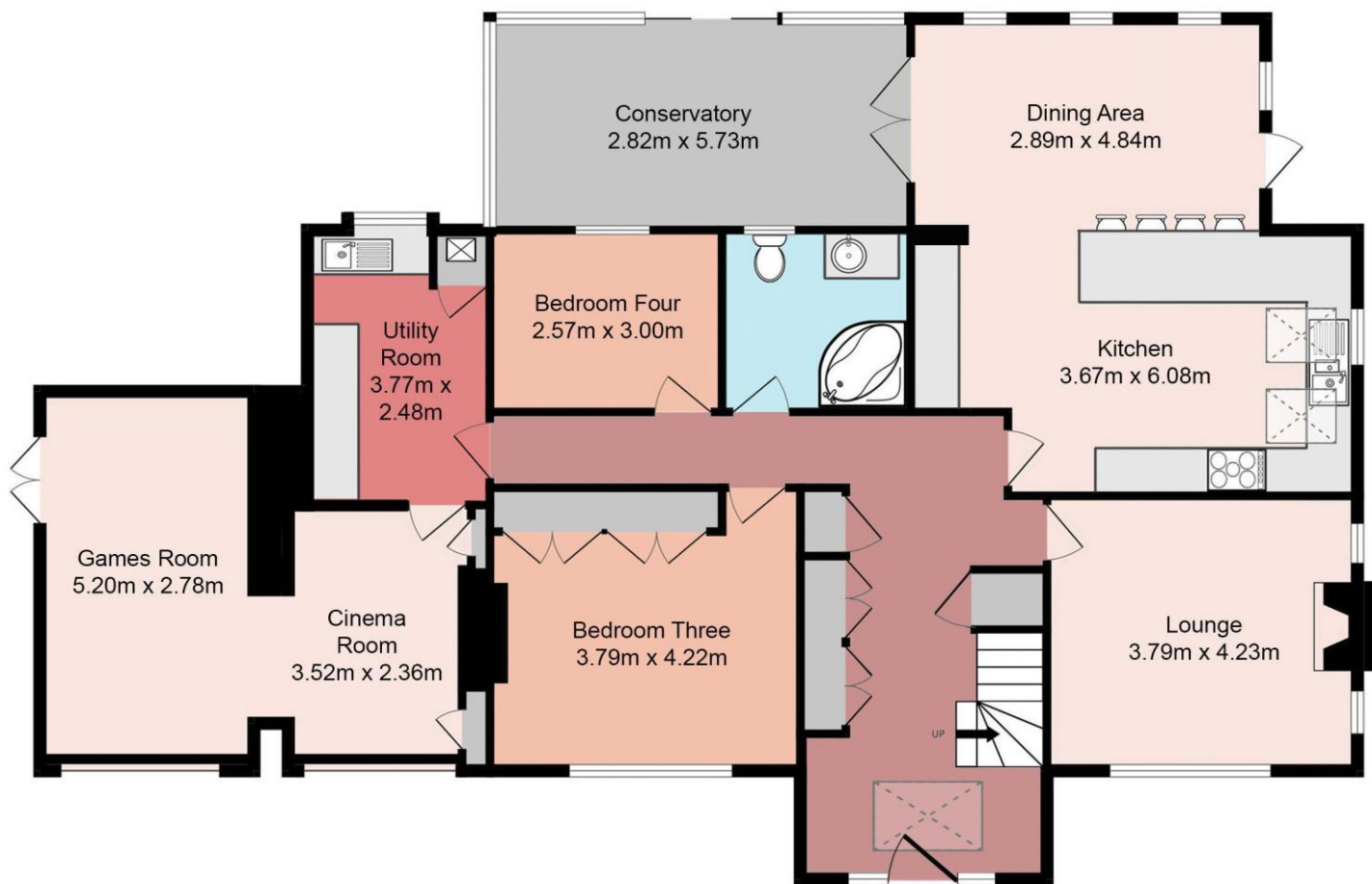
Additionally there is a timber summer house with power and lighting, and a further storage shed. The current owners have embarked on a programme of refurbishment and improvements throughout and have given the property a modern twist whilst retaining original charm and character. In our opinion the property is presented to the highest standard of decorative order throughout thus allowing any potential purchaser the ability to move straight in. To fully appreciate the quaint setting and feel combined with the spacious and versatile accommodation on offer, we believe an early viewing will be necessary to avoid any later disappointment.



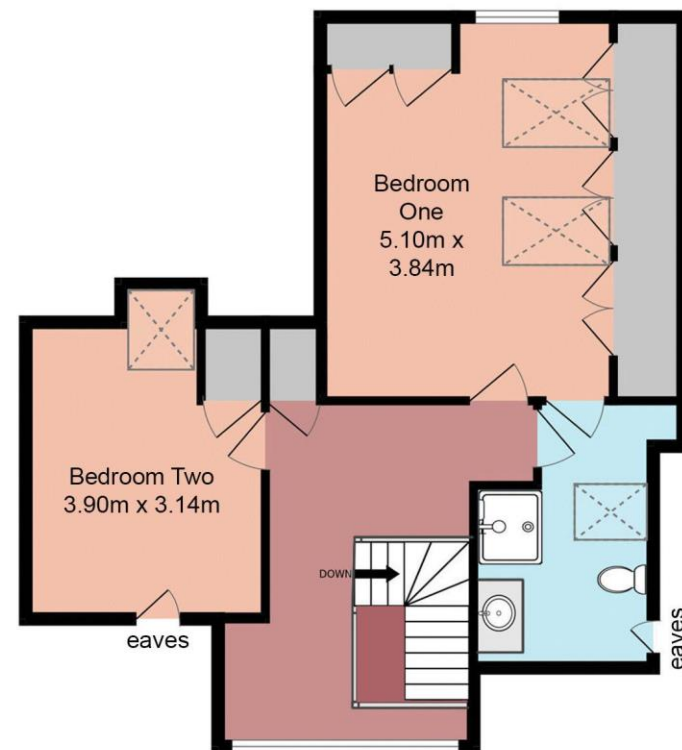
Area

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
158.4 sq.m. approx.



1st Floor
60.3 sq.m. approx.

Accommodation

Entrance Hall 21' 1" x 9' 7" (6.42m x 2.93m) Maximum

Lounge 12' 5" x 13' 11" (3.79m x 4.23m)

Kitchen 19' 11" x 12' 0" (6.08m x 3.67m)

Dining Area 15' 11" x 9' 6" (4.84m x 2.89m)

Conservatory 9' 3" x 18' 10" (2.82m x 5.73m)

Utility Room 8' 5" x 9' 10" (2.57m x 3.00m)

Cinema Room 11' 7" x 7' 9" (3.52m x 2.36m)

Games Room 17' 1" x 9' 1" (5.20m x 2.78m)

Bedroom Three 12' 5" x 13' 10" (3.79m x 4.22m)

Bedroom Four 8' 5" x 9' 10" (2.57m x 3.00m)

Bathroom 8' 2" x 8' 4" (2.50m x 2.55m)

Landing 17' 7" x 10' 11" (5.37m x 3.34m) Maximum

Bedroom One 16' 9" x 12' 7" (5.10m x 3.84m)

Bedroom Two 12' 10" x 10' 4" (3.90m x 3.14m)

En-suite 11' 8" x 7' 9" (3.56m x 2.36m)





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: F
Tenure Type: Freehold
School Catchments
Marsh/ Copythorne
Infant: Netley
Junior: Bartley
Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

PADDOCK VIEW SHEPHERDS ROAD BARTLEY SOUTHAMPTON SO40 2LH	Energy rating C	Valid until:	9 June 2031
		Certificate number:	6339-6026-3000-0060-7296

Property type	Detached house
Total floor area	159 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 C. 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:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

