



8, Shepherds Close, Bartley, SO40 2LJ
£435,000

brantons



Property

Brantons Independent Estate Agents are pleased to present to the market this sizable detached family home situated in the highly sought after residential area of Bartley village.

The internal accommodation begins with hall and in turn leads to; a spacious lounge with sliding doors, a sizable dining room, kitchen, and a W.C. The turning staircase leads to the first floor accommodation which consists of three bedrooms, all of which benefit from the use of built in wardrobes and from the landing there is a family bathroom. The private enclosed garden enjoys a high degree of seclusion and is laid to lawn with patio seating area.

To the front of the property is ample driveway parking leading to a garage. Brantons highly advise a viewing to fully appreciate the property and avoid any later disappointment. and as a result of this, strong immediate interest is anticipated.

Features

- Detached Family Home
- Three Generous Bedrooms all with Fitted Wardrobes
- Spacious Lounge with Sliding Patio Door
- Sizable Dining Room
- Kitchen
- Downstairs W.C
- Family Bathroom
- Driveway Parking Leading to Garage
- Private Enclosed Rear Garden
- Highly Regarded Location Close to Open Forest

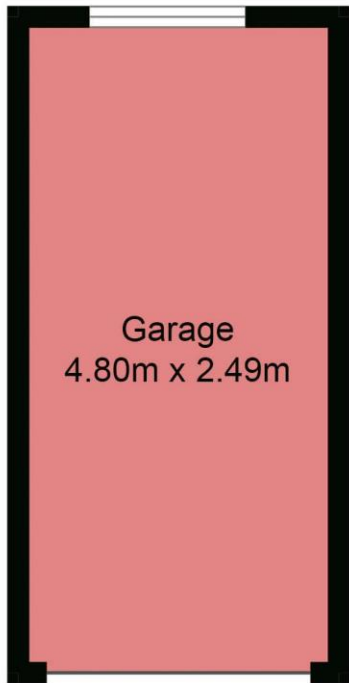


Area

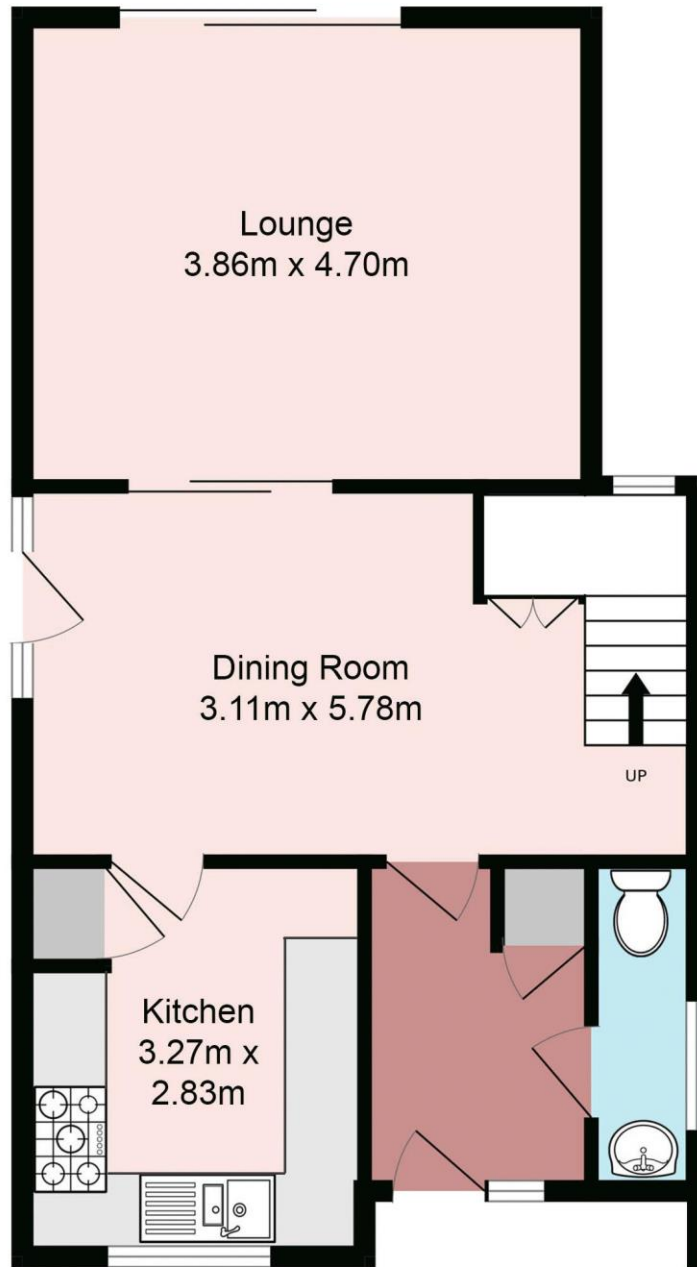
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store. Resident's speak of real sense of community and many people have resided locally for a long time.

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.





Garage
4.80m x 2.49m



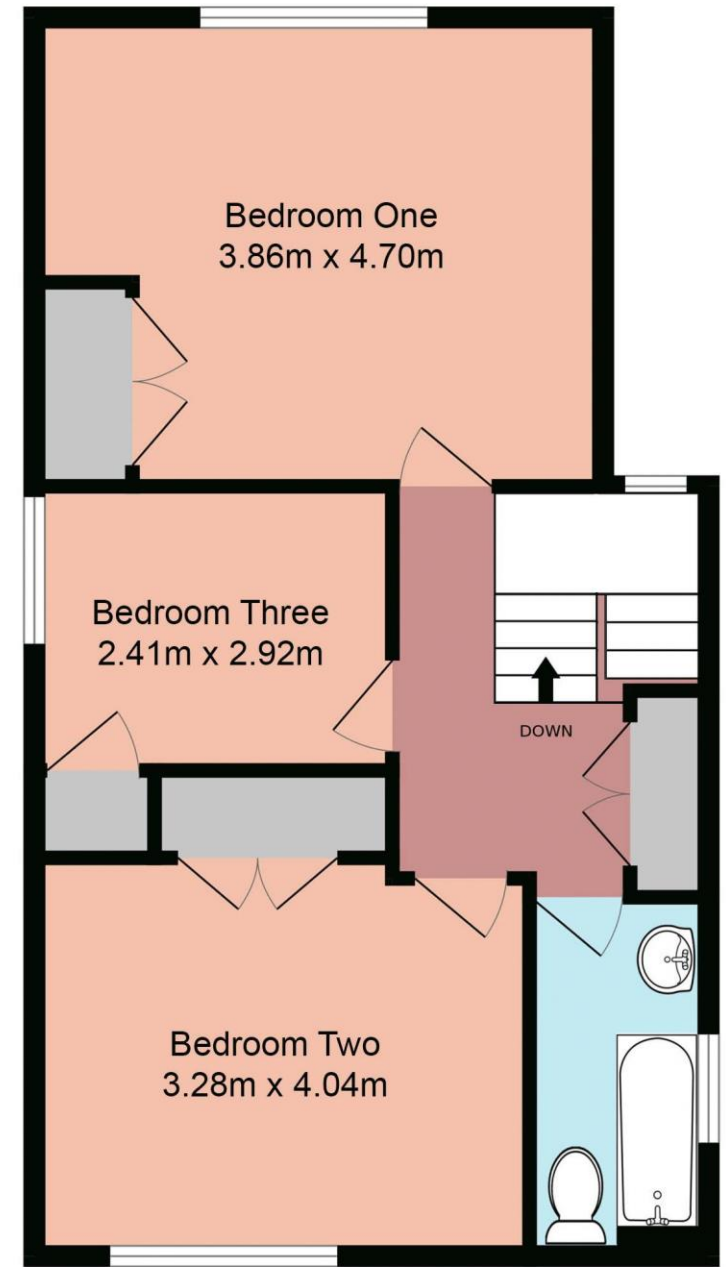
Lounge
3.86m x 4.70m

Dining Room
3.11m x 5.78m

Kitchen
3.27m x 2.83m

UP

Ground Floor



Bedroom One
3.86m x 4.70m

Bedroom Three
2.41m x 2.92m

Bedroom Two
3.28m x 4.04m

DOWN

1st Floor

Accommodation

Hall 9' 0" x 6' 1" (2.74m x 1.85m)

Lounge 12' 8" x 15' 5" (3.86m x 4.70m)

Dining Room 10' 2" x 19' 0" (3.11m x 5.78m)

Kitchen 10' 9" x 9' 3" (3.27m x 2.83m)

Downstairs W.C 9' 1" x 2' 8" (2.76m x 0.81m)

Bedroom One 12' 8" x 15' 5" (3.86m x 4.70m)

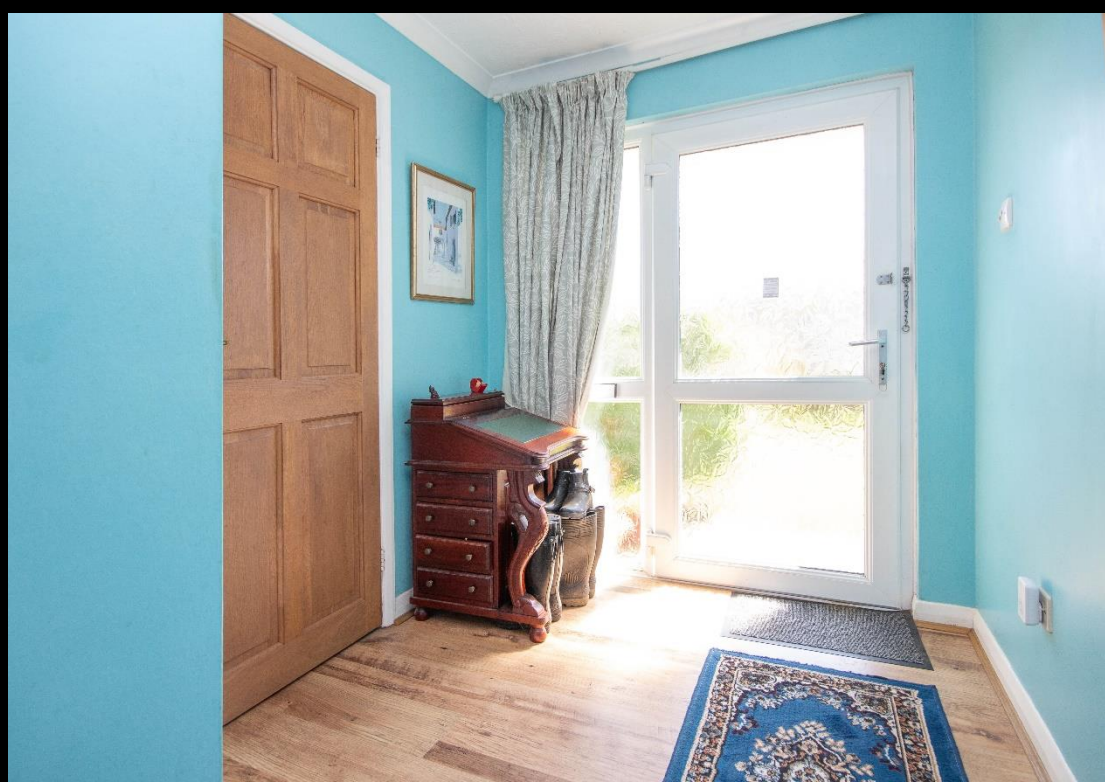
Bedroom Two 10' 9" x 13' 3" (3.28m x 4.04m)

Bedroom Three 7' 11" x 9' 7" (2.41m x 2.92m)

Bathroom 8' 5" x 5' 4" (2.56m x 1.62m)

Garage 15' 9" x 8' 2" (4.80m x 2.49m)





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 the second right into Shepherds Road and at the Bartley Village Hall 6) Turn left onto Shepherds Road. 7) Turn left into the second Shepherd's Close turning. The property will be found in the top right hand corner.

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

Energy Performance

Energy performance certificate (EPC)

8 Shepherds Close Bartley SOUTHAMPTON SO40 2LJ	Energy rating E	Valid until: 19 June 2034
		Certificate number: 4800-3515-0522-5398-3643
Property type		Detached house
Total floor area		110 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 B.

[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		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

