



Jessamine, Chinham Road, Bartley, SO40 2LF

£560,000

brantons

Features

- Charming Family Home Believed to Date to Circa 1900
- Three Bedrooms
- Cosy Lounge with Feature Fireplace
- Kitchen-Diner with French Doors & Underfloor Heating
- Useful Utility & Downstairs Shower Room
- Luxury Four Piece Family Bathroom with Freestanding Bath
- Driveway Parking for Several Vehicles
- South Facing Rear Garden With Large Timber Summer House
- High Standard of Decorative Order Throughout
- Desirable Village Location Within National Park



Property

Brantons Independent Estate Agents are delighted to present for sale 'Jessamine'; a well-proportioned and charming semi-detached home in the desirable village of Bartley.

The property offers an excellent blend of open-plan living and practical family accommodation. The ground floor is centred around an impressive kitchen-diner, creating a fantastic social hub ideal for everyday living and entertaining. The kitchen is thoughtfully arranged with ample worktop and storage space, integral appliances, and the dining area which enjoys a bright and spacious feel with feature wall, and direct access to the rear via French doors. A useful utility room and ground floor shower room add further convenience to the downstairs layout. There is a separate lounge providing a cosy retreat, with feature fireplace.

Upstairs, the first floor hosts three bedrooms, including a generous master bedroom and a well-proportioned second double. The third bedroom offers flexibility as a child's room, guest space or home office. These are served by a four piece family bathroom fitted with a freestanding bath and walk in shower cubicle. To the front of the property there is plenty of driveway parking for several vehicles and at the rear is a private sunny Southerly facing garden. The garden is laid to lawn with patio and decked seating areas and also incorporating a large timber summer house with power and lighting.

Overall, the property extends to approximately 94 sq. m (1,011 sq. ft) and is well suited to families, first-time buyers or those seeking a village lifestyle whilst retaining easy access to the beautiful New Forest and convenience of the City of Southampton.

An internal viewing is highly recommended to appreciate the space and layout on offer.

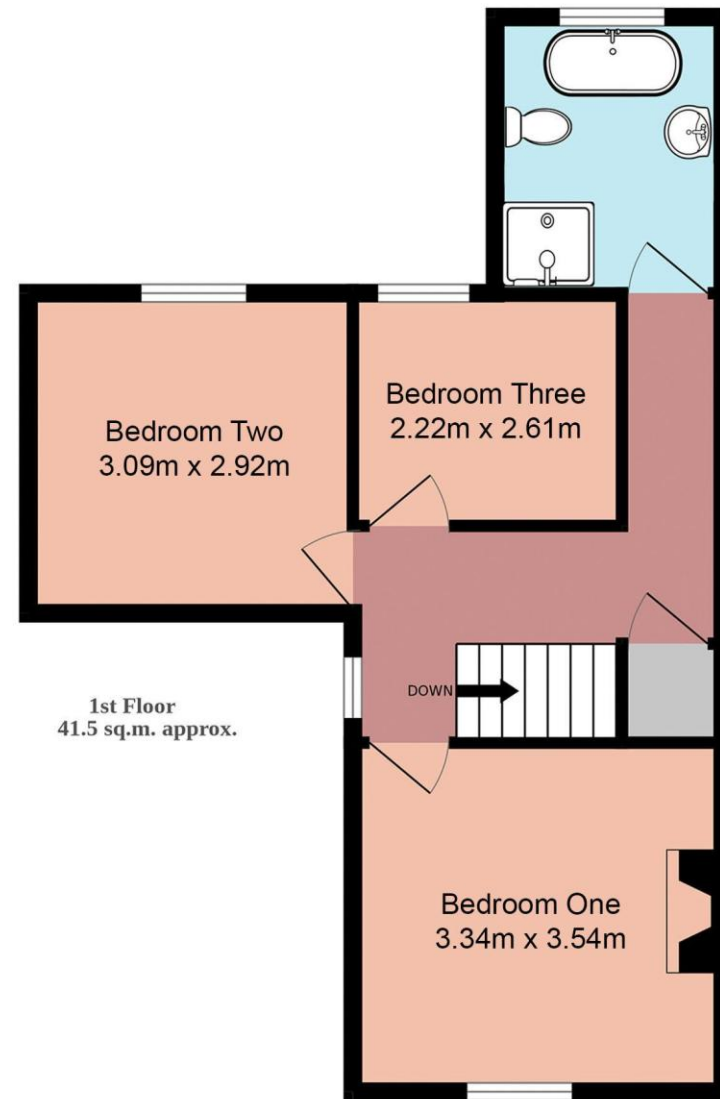
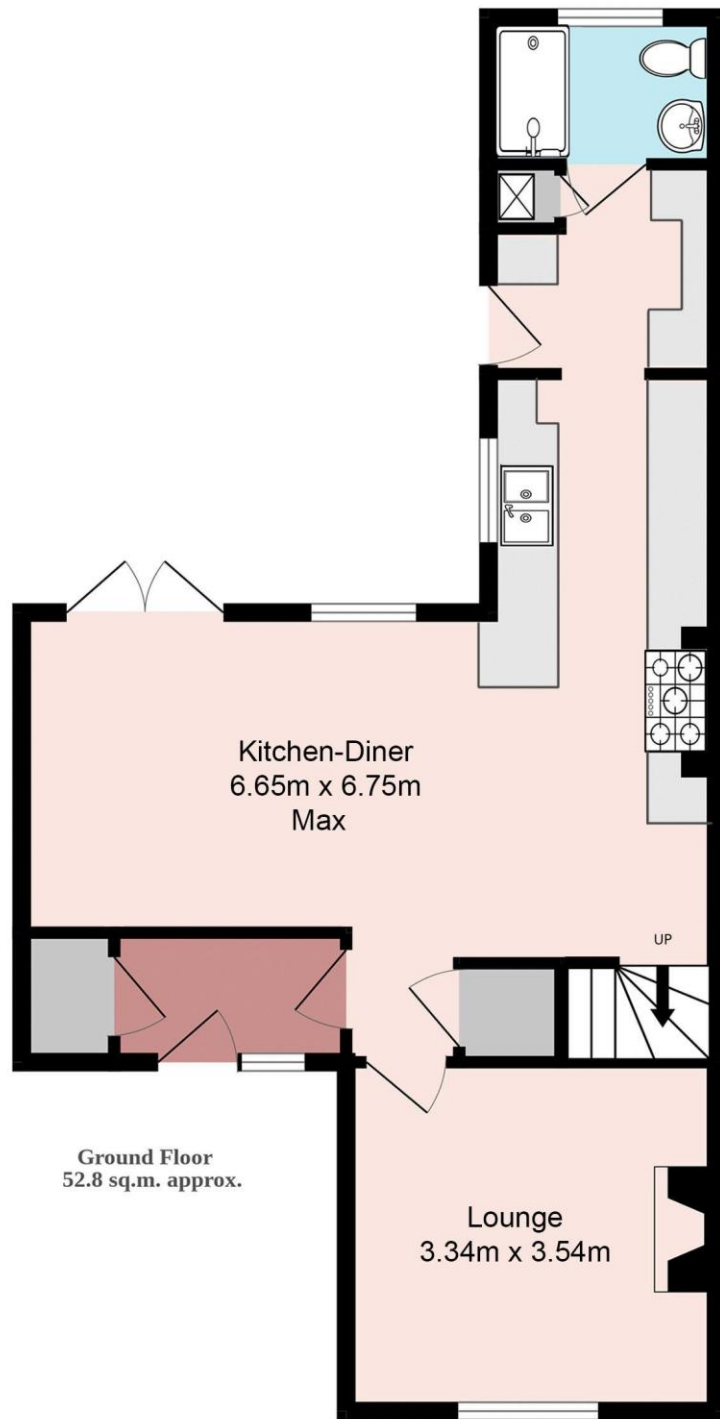


Area

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. Residents speak of a 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.





Accommodation

Lounge 10' 11" x 11' 7" (3.34m x 3.54m)

Kitchen-Diner 21' 10" x 22' 2" (6.65m x 6.75m)

Utility 6' 8" x 7' 1" (2.03m x 2.17m)

Shower Room 4' 7" x 7' 2" (1.40m x 2.18m)

Bedroom One 10' 11" x 11' 7" (3.34m x 3.54m)

Bedroom Two 10' 2" x 9' 7" (3.09m x 2.92m)

Bedroom Three 7' 3" x 8' 7" (2.22m x 2.61m)

Summer House 14' 6" x 10' 7" (4.42m x 3.22m)





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.

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

Energy Performance

Energy performance certificate (EPC)

CHINHAM ROAD BARTLEY SO40 2	Energy rating	Valid until: 9 March 2031
	D	Certificate number:
Property type	Semi-detached house	
Total floor area	98 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 D. 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	63 D	
39-54	E		
21-38	F		
1-20	G		

