



6 Shepherds Close | £465,000
Bartley, Southampton, SO40 2LJ





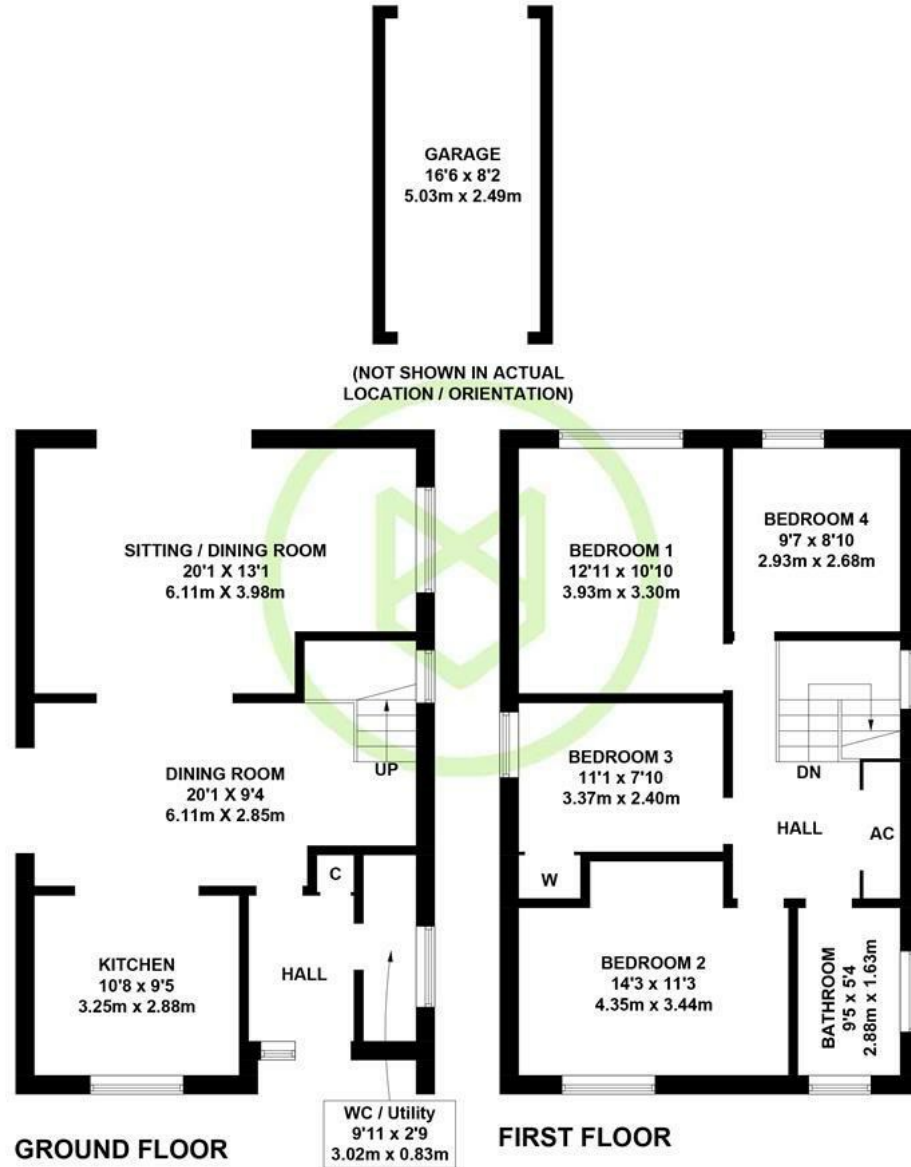
6 Shepherds Close
Bartley, Southampton, SO40 2LJ

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This well proportioned detached family home is enviably positioned within a quiet cul-de-sac, nestled in the heart of the desirable New Forest village of Bartley. The versatile accommodation has been tastefully upgraded and modernised by the current owners offering four generous bedrooms and a stylish shower room on the first floor. The ground floor enjoys an open and social feel with the modern kitchen flowing into a large reception/dining hall with the sitting room adjacent also offering ample space for dining. Bi-fold doors open to the enclosed and private rear garden which features a patio seating area with pergola over, perfect for al fresco dining whilst enjoying the afternoon sun. Ample off road parking is available on the neatly edged resin driveway which extends to the detached single garage. Bartley boasts a village shop, pub and well regarded school with easy access onto the motorway networks as well as direct rail links to London from Ashurst or Southampton Airport Parkway.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 651 SQ FT / 60.5 SQ M
FIRST FLOOR = 668 SQ FT / 62.1 SQ M
GARAGE = 126 SQ FT / 11.7 SQ M
TOTAL = 1445 SQ FT / 134.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1294318)

Features

- An attractive detached family home
- Tastefully upgraded and modernised by the current owners
- Desirable New Forest village location
- Four well proportioned bedrooms
- Stylish luxury shower room
- Separate sitting and dining area
- Modern fitted kitchen with range of integrated appliances
- Off road parking and detached single garage
- Enclosed mature garden with pergola and sun shade
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

6, Shepherds Close, Bartley, Southampton, SO40 2LJ

Ground Floor

The attractive part glazed composite front door opens to the welcoming entrance hall fitted with oak effect Howdens flooring which complements the internal doors and tasteful decor. A cupboard is available for coats and shoes with a useful cloakroom adjacent with wash basin, wc and plumbing for a washing machine and dryer. The inner reception hall offers ample space for dining, with sliding doors opening to the side garden and stairs to the first floor. The open and newly fitted kitchen offers a range of shaker style wall and base units with marble effect worksurfaces and floating island. Integrated appliances include an eye level double oven, five burner induction hob with extractor hood over, dishwasher and space for an American fridge freezer. An additional cupboard houses the Worcester gas fired boiler. The generous sitting room provides ample space for seating and family dining with bi-fold doors opening to a patio seating area and enclosed garden. A wall mounted electric fire provides a focal point with a storage cupboard situated under the stairs.

First Floor

The first floor galleried landing houses the large airing cupboard fitted with shelving and the pressurised hot water tank. The four bedrooms are all well proportioned with three large double rooms and a smaller fourth double bedroom fitted with built in storage and access to the loft space. The contemporary and stylish shower room features a double shower cubicle with luxury tiles and storage recesses, with a Mira digital dual head shower, vanity unit and mounted wash basin, wc and heated towel rail.

Outside

A secure side gate accesses the private and enclosed rear garden with a hard standing to the rear of the garage and space for storage. A patio area abuts the rear of the property with a pergola over and retractable sun shade all overlooking the central lawn flanked by a variety of mature shrubs and small trees.

Parking

Off road parking is available on the neatly edged resin driveway extending to a detached single garage with a pathway leading to the modern composite front door creating an attractive frontage.

Location

The popular village of Bartley is situated within the the New Forest National Park offering acres of beautiful countryside to enjoy on the doorstep. A wide range of amenities are close at hand including Bartley junior school, village hall, shop, hairdressers and local pubs. A large superstore is located within three miles with Lyndhurst, Totton and Ashurst nearby providing a comprehensive range of amenities. The M27 is less than 3 miles away providing fast road links to London, the South Coast and beyond. Mainline rail links can be found at either Totton or Ashurst with direct services to London Waterloo.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No Onward Chain

Heating

Gas Fired Central Heating

Infants & Junior Schools

Copythorne Infants, Netley Marsh Infants & Bartley Junior School

Secondary School

Hounslowdown Secondary School

Council Tax

Band E - New forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

