



The Croft, Ringwood Road, Bartley, SO40 7LA
£475,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer to the market for the first time since 1976, this charming detached chalet bungalow, occupying a generous plot (approx quarter of an acre) in a non-estate location on the fringe of the sought-after village of Bartley. Offering well-proportioned accommodation arranged over two floors, the property provides excellent potential for a variety of buyers. The ground floor comprises a welcoming entrance hall, a spacious lounge with feature log burner, sizable kitchen-diner with French doors, a separate utility room with glazed external door, and a useful third bedroom, or additional reception room as it is currently set up as. To the first floor are two further generously sized bedrooms, with bedroom two benefiting from access into a useful large wardrobe. From the landing there is also a four piece family bathroom.

Externally, the property is approached via a substantial block paved driveway providing plenty of off-road parking, with a pleasant green outlook to the front. The extensive rear garden is approximately 155ft in length, offering a good degree of privacy and considerable scope for gardening, entertaining or family enjoyment. The garden also incorporates three useful outbuildings, comprising a substantial barn/ workshop, and two further detached buildings, one of which is brick cavity, providing excellent potential for hobbies or home working. Situated in a desirable non-estate position within the fringes of Bartley, this individual property offers a rare combination of generous accommodation, extensive outside space, ample parking and useful outbuildings, making it an appealing opportunity for those seeking a home with space and versatility.

Features

- Detached Chalet Bungalow Situated on Approx Quarter of an Acre
- Three Generous Double Bedrooms
- Spacious Lounge with Feature Log Burner
- Kitchen-Diner Spanning 18' 9" in Width with French Doors
- Useful Utility Room with Glazed External Door
- Four Piece Family Bathroom
- Block Paved Driveway & Plenty of Frontage/ Pleasant Green Outlook
- 155ft Garden Largely Laid to Lawn
- Three Outbuildings Including Barn/Workshop & Two Detached Sheds (One of Which is Cavity Wall)
- Rarely Available Non Estate Location

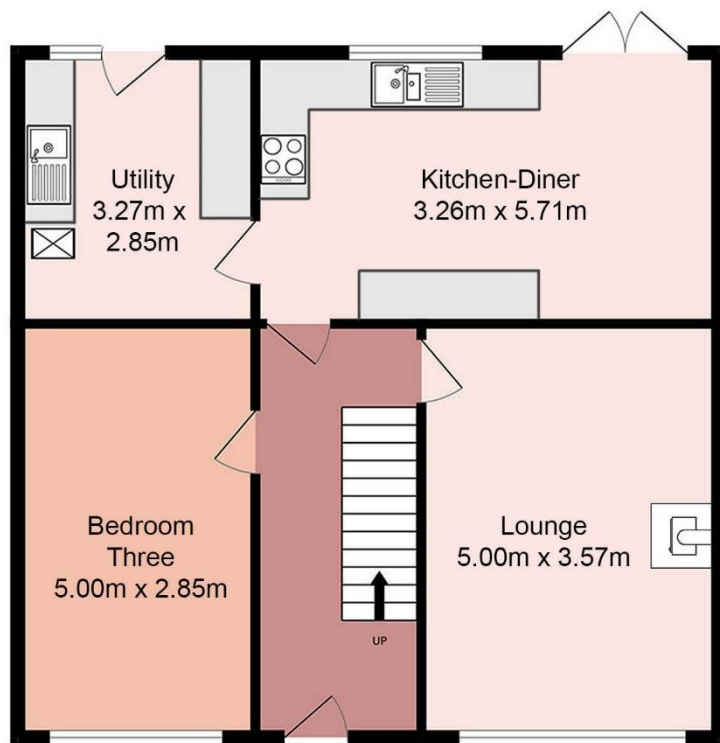


Area

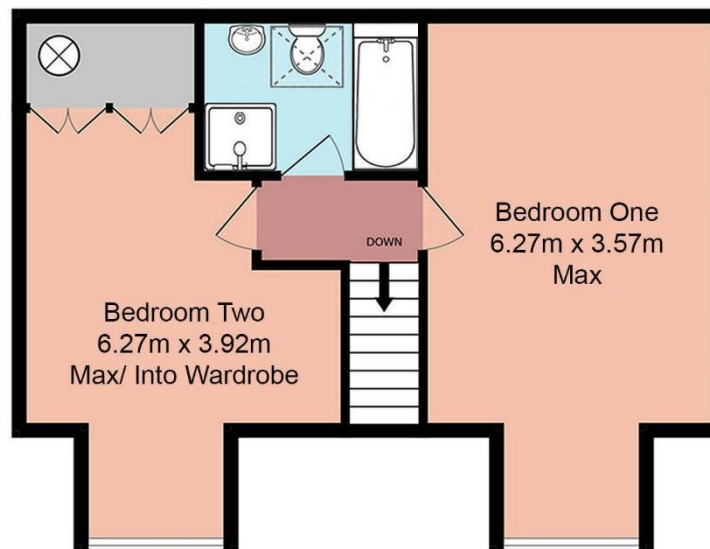
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store. Resident's speak of real sense of community and many people have resided locally for a long time.

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.

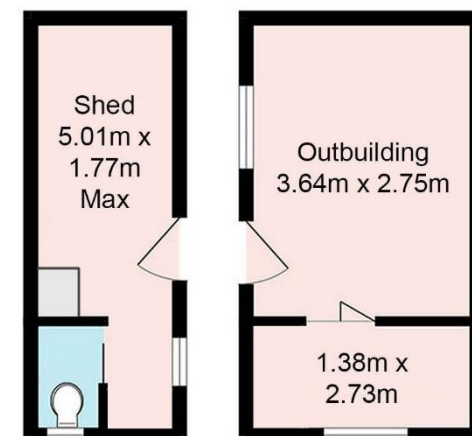
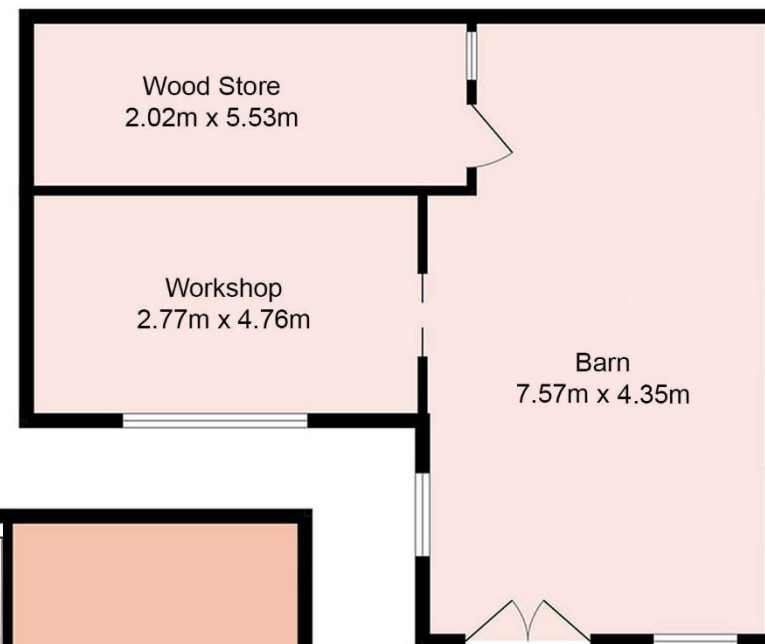




Ground Floor
69.8 sq.m. approx.



1st Floor
47.2 sq.m. approx.



Accommodation

Hall 16' 5" x 6' 7" (5.00m x 2.00m)

Lounge 16' 5" x 11' 9" (5.00m x 3.57m)

Bedroom Three 16' 5" x 9' 4" (5.00m x 2.85m)

Kitchen-Diner 10' 8" x 18' 9" (3.26m x 5.71m)

Utility Room 10' 9" x 9' 4" (3.27m x 2.85m)

Bedroom One 20' 7" x 11' 9" (6.27m x 3.57m) Max

Bedroom Two 20' 7" x 12' 10" (6.27m x 3.92m) Max

Bathroom 8' 10" x 6' 4" (2.69m x 1.94m)

Outbuilding (RHS) 16' 5" x 8' 11" (5.01m x 2.73m) Max

Outbuilding (LHS) 16' 5" x 5' 10" (5.01m x 1.77m) Max

Barn 24' 10" x 14' 3" (7.57m x 4.35m)

Workshop 9' 1" x 15' 7" (2.77m x 4.76m)

Wood Store 6' 8" x 18' 2" (2.02m x 5.53m)





Directions

From our office head east on Salisbury Road A36. At the roundabout take the third exit onto Ringwood Road A336 3) Continue through four roundabouts. Continue for approximately 1.1 miles where the property will be on the right hand side.

Distances

Motorway: 2.0 miles

Southampton Airport: 11.3 miles

Southampton City Centre: 7.4 miles

New Forest Park Boundary: Within

Train Stations Ashurst: 3.4 miles

Totton: 2.9 miles

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments Infant: Netley Marsh

Junior: Bartley

Senior: Hounsdown

Energy Performance

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

EPC PENDING

