



14, Shepherds Close, Bartley, SO40 2LJ  
£550,000

**brantons**



## Features

- Semi Detached Family Home with 0.87 Acre Paddock
- Four Bedrooms (Three Generous Doubles)
- Spacious Lounge with Feature Woodburning Stove
- Kitchen & Dining Area with French Doors & Useful Utility Room
- Downstairs Shower Room & Modern Bathroom on First Floor
- Driveway Parking Leading to Garage
- Wrap Around Garden with Lawn & Allotment Area
- Stable Oubuilding & Additional Timber Shed
- Solar Panels Including Feed in Tariff
- Highly Sought After Location Close to Open Forest



## Property

Brantons Independent Estate Agents are proud to offer to the market this spacious semi-detached family home situated in the highly sought after residential Bartley village.

The property occupies an enviable corner plot and extends into a paddock that in itself measures approximately 0.87 of an acre and beyond the boundary are far reaching views across fields.

The internal accommodation begins with an entrance porch and in turn leads to; a spacious lounge with feature woodburning stove, a modern kitchen with breakfast bar and integrated appliances, a dining area with French doors, useful utility room, and a ground floor bedroom with nearby shower room. The first floor accommodation consists of three bedrooms, all of which benefit from the use of built in wardrobes and from the landing there is a modern family bathroom.

The private enclosed garden incorporates a stable outbuilding, workshop, lawn and allotment area. To the front of the property is ample driveway parking leading to a garage.

We believe this is a rare opportunity to acquire a homely property with an enviable amount of land in a prestigious location and Brantons highly advise a viewing as properties of this nature infrequently come to market and as a result of this, strong immediate interest is anticipated.

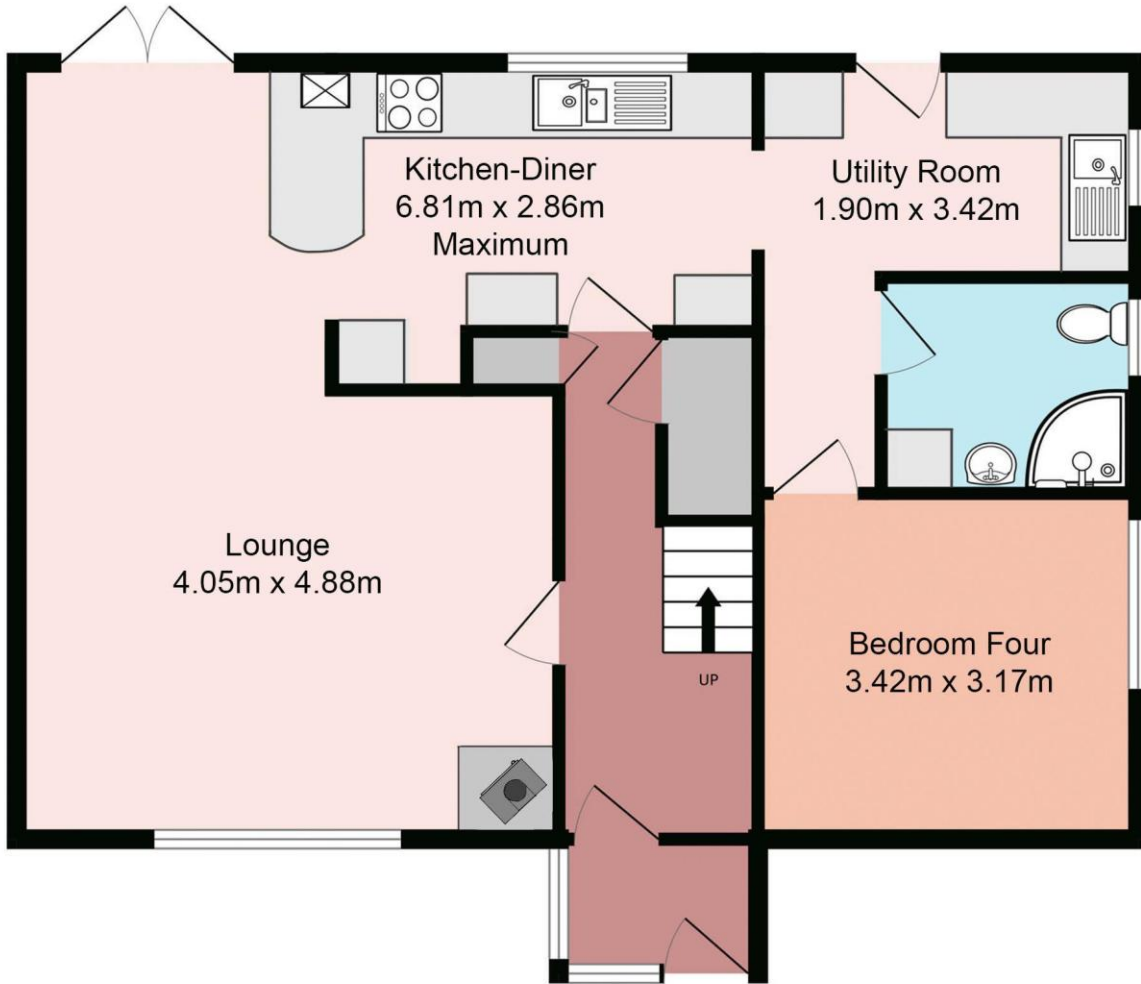


## Area

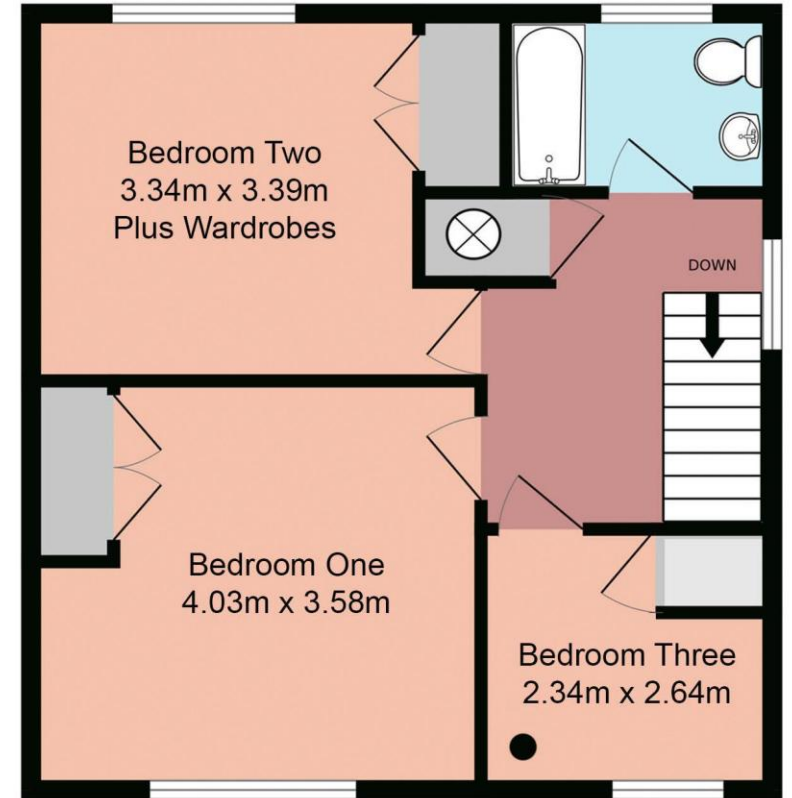
Bartley is a traditional New Forest village situated between Netley Marsh and Cadnam. There are several local amenities including a junior school and post office with village store.

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  
73.8 sq.m. approx.



1st Floor  
47.3 sq.m. approx.

## Accommodation

Porch 4' 0" x 5' 11" (1.21m x 1.80m)

Lounge 16' 0" x 13' 3" (4.88m x 4.05m)

Kitchen-Diner 22' 4" x 9' 5" (6.81m x 2.86m) Maximum

Utility Room 6' 3" x 11' 3" (1.90m x 3.42m)

Shower Room 7' 7" x 5' 10" (2.32m x 1.79m)

Bedroom Four 11' 3" x 10' 5" (3.42m x 3.17m)

Bedroom One 13' 3" x 11' 9" (4.03m x 3.58m)

Bedroom Two 10' 11" x 11' 1" (3.34m x 3.39m)

Bedroom Three 8' 8" x 8' 6" (2.65m x 2.59m)

Bathroom 5' 5" x 7' 7" (1.65m x 2.31m)

Stable 11' 8" x 12' 4" (3.56m x 3.76m)

Garage 16' 2" x 8' 2" (4.93m 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: D  
Tenure Type: Freehold  
School Catchments  
Marsh/ Copythorne  
Infant: Netley  
Junior: Bartley  
Senior: Hounsdown

## Energy Performance

4/15/25, 4:01 PM

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

### Energy performance certificate (EPC)

14 Shepherds Close Bartley SOUTHAMPTON SO40 2LJ	Energy rating <b>B</b>	Valid until: 9 August 2033
		Certificate number: 0817-3029-8208-6727-2204

Property type	Semi-detached house
Total floor area	119 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 B. 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
82+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

