



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

16 Shepherds Close, Southampton, Bartley

£400,000

- Three Bedrooms
- Cul-De-Sac Location
- Private Rear Garden
- Offered With No Forward Chain
- Spacious Lounge
- Kitchen/Dining Room
- Rural Views Over Paddock Land
- Driveway Providing Ample Off Road Parking And Garage





3



1



2

A lovely attached three bedroom house, situated in a quiet cul-du-sac with splendid rural views.

Situated in a requested New Forest village this attached property is offered with no forward chain. The accommodation is light and airy with a natural flow through the reception rooms and bedrooms. The majority of the rooms either benefit from views over the adjoining paddocks or over the front gardens.

We would recommend a detailed internal inspection to appreciate all that is on offer.



This super three bedroom attached house is situated at the head of a quiet cul-du-sac in the requested New Forest village of Bartley.

On the ground floor is a spacious sitting room, with a kitchen/dining room. On the first floor are three well proportioned bedrooms with a family bathroom.

There is numerous off street parking to the front and side with a single garage. The rear garden is enclosed and offers a good degree of seclusion. Undoubtedly one of the main selling features are the superb rural views over adjacent paddock land. A viewing is essential to appreciate all that is offer.







Bartley is a super New Forest village with an array of amenities situated within the National Park. The area boasts a wealth of cosy restaurants and public houses with great transportation links to the cities of Southampton and Bournemouth. The outdoor enthusiast is well catered as Bartley benefits from great access to the New Forest, ideal for horse riding and walking. The village benefits from a strong sense of local community which is celebrated by it's Carnivals and Fetes.

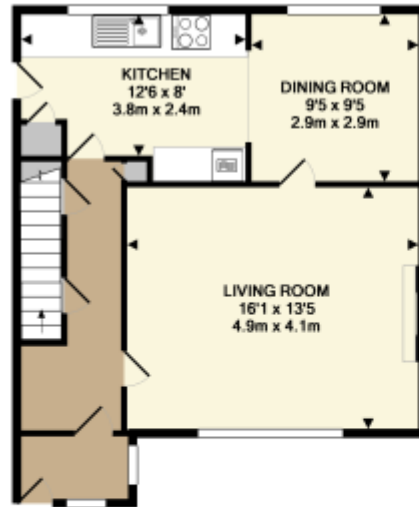
All mains services are connected.

Council Tax- Band D.

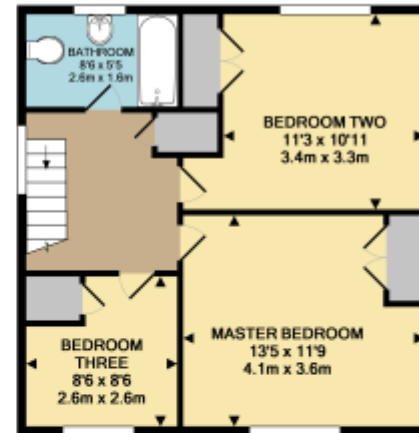
Energy Performance Rating -Currently C (69)
Potential 83(b).

Broadband. Superfast broadband with speeds upto 46Mbps are available.





GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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