



8 Shepherds Close *Bartley, SO40 2LJ*

SPENCERS
NEW FOREST





8 SHEPHERDS CLOSE

BARTLEY • NEW FOREST

A detached three bedroom family home with garage in a quiet cul-de-sac location within easy walking distance of the open forest.

£435,000



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The Property

Access is granted via an opaque double glazed front door into a hallway with downstairs w/c and under-stairs cupboard. A glazed door leads into the dining room at the heart of the home with patio doors to the side elevation.

The kitchen has a range of fitted units to base and wall height, tiled splash-backs, oven with five ring gas hob and extractor fan over, space for a washing machine, fridge/freezer and dishwasher, floor-mounted boiler and pantry.

From the dining room, double doors lead into the living room with gas fire and marble hearth with patio doors leading out to the rear patio and garden.

Stairs lead to the first floor landing which has a large airing cupboard. A family bathroom comprises a bath with electric shower over, sink and w/c.

Bedrooms one and two have built-in wardrobes and bedroom three includes an airing cupboard and loft hatch.



Grounds & Gardens

To the front of the property is a walled garden laid to lawn with mature borders, block-paved off-road parking and a garage.

There is space to the side of the property which contains a green house and additional seating area underneath a pergola. The rear garden is laid to patio and lawn with planted borders and raised brick-built fish pond and shed.



Floor Plan

Approx Gross Internal Areas

House: 110.9 sqm / 1193.1 sqft

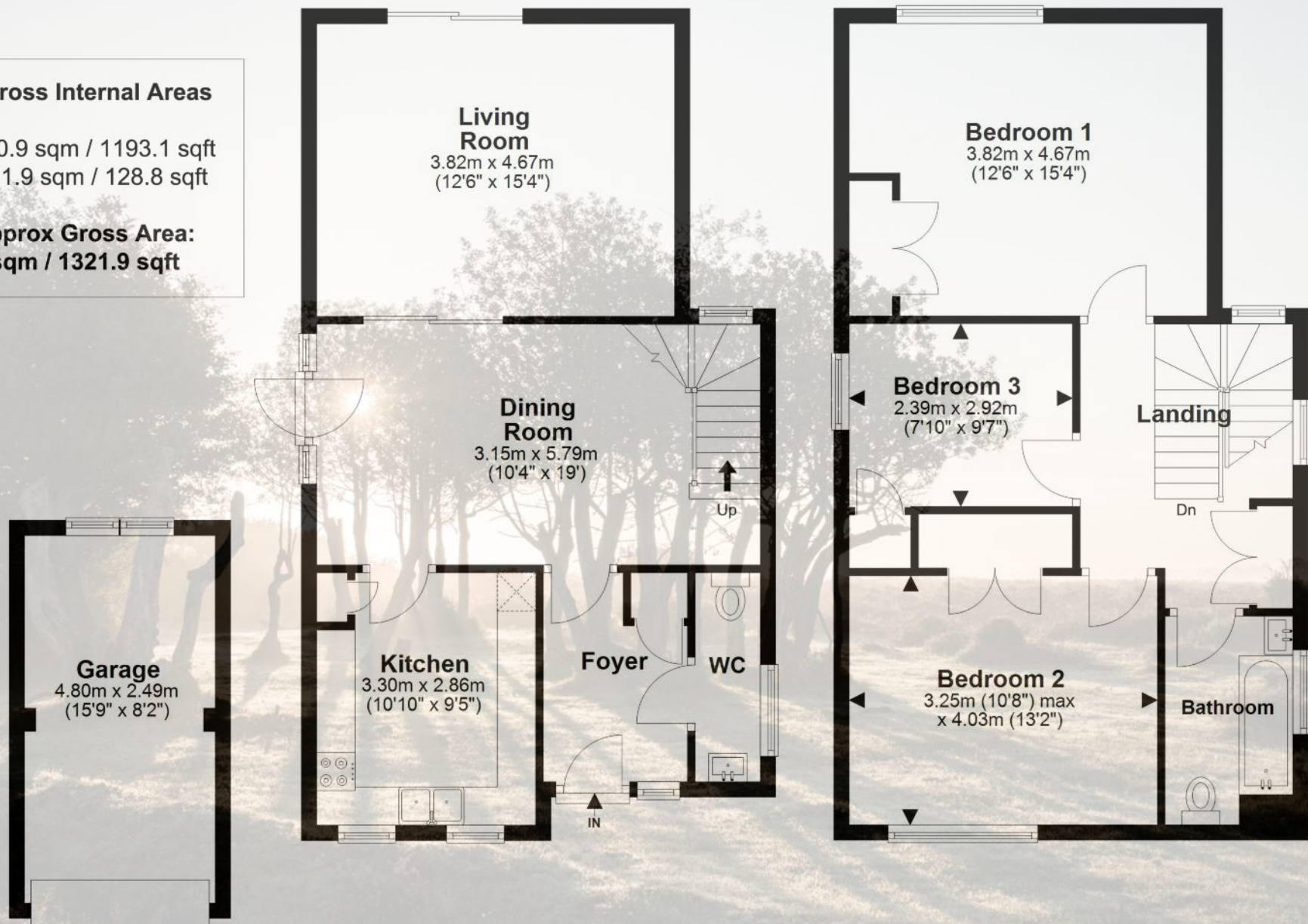
Garage: 11.9 sqm / 128.8 sqft

Total Approx Gross Area:
122.8 sqm / 1321.9 sqft

Ground Floor



First Floor





Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 50 Potential: 82

Services: Mains electric, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very low

Broadband: Satellite broadband

Current broadband supplier: Sky

Superfast broadband with speeds of up to 47 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider.

Directions

From Brockenhurst take the A337 into Lyndhurst and follow the one way system around bearing right to arrive at the top of the high street, stay in the left hand lane and at the traffic lights turn left onto the A337 Romsey Road. Proceed for approximately 2 miles taking the right turning signposted for Bartley and onto Brockishill Road. Continue along to the junction and turn right into Chinham Road then right into Shepherds Road where Shepherds Close is on the right hand side. The property is found on the right hand side.

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Situation

The popular village of Bartley is situated within the boundaries of the New Forest National Park offering acres of beautiful countryside to enjoy. 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 further 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.





For more information or to arrange a viewing please contact us:

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