



Bartley Manor Coach House

Brockishill Road, Bartley, SO40 2LN

SPENCERS
NEW FOREST





BARTLEY MANOR COACH HOUSE

BROCKISHILL ROAD • BARTLEY

A stunning Grade II Listed three bedroom home which was originally The Coach House serving Bartley Manor, built circa 1800, which retains many of the original features and presents beautifully with accommodation in excess of 2100 sq ft, having been fully refurbished in 2010. The property is situated within the cattle grid and close proximity of the open forest at Brockishill enclosure with extensive walking and cycle paths.

Further benefits include a garage and store room.

£1,050,000



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The Property

Accessed via an impressive gravelled driveway, this stunning former Coach House is entered through a solid wooden door into a tiled hallway with original open fireplace with glass and wood cabinet over.

The kitchen flows from the hallway with matching tiled floor, with a range of rustic cupboards fitting to base and wall height, tiled splash backs, quartz worktops, integral fridge/freezer, dishwasher and bin storage cupboard, stainless steel sink with mixer tap, electric oven with four ring hob, extractor fan over and pantry cupboard. The kitchen island is not included with the fitted kitchen and would be negotiable. The kitchen opens out into a dining room with double doors leading out to the garden from here. There is a window to the front elevation and a side door leads from the kitchen to the gardens.

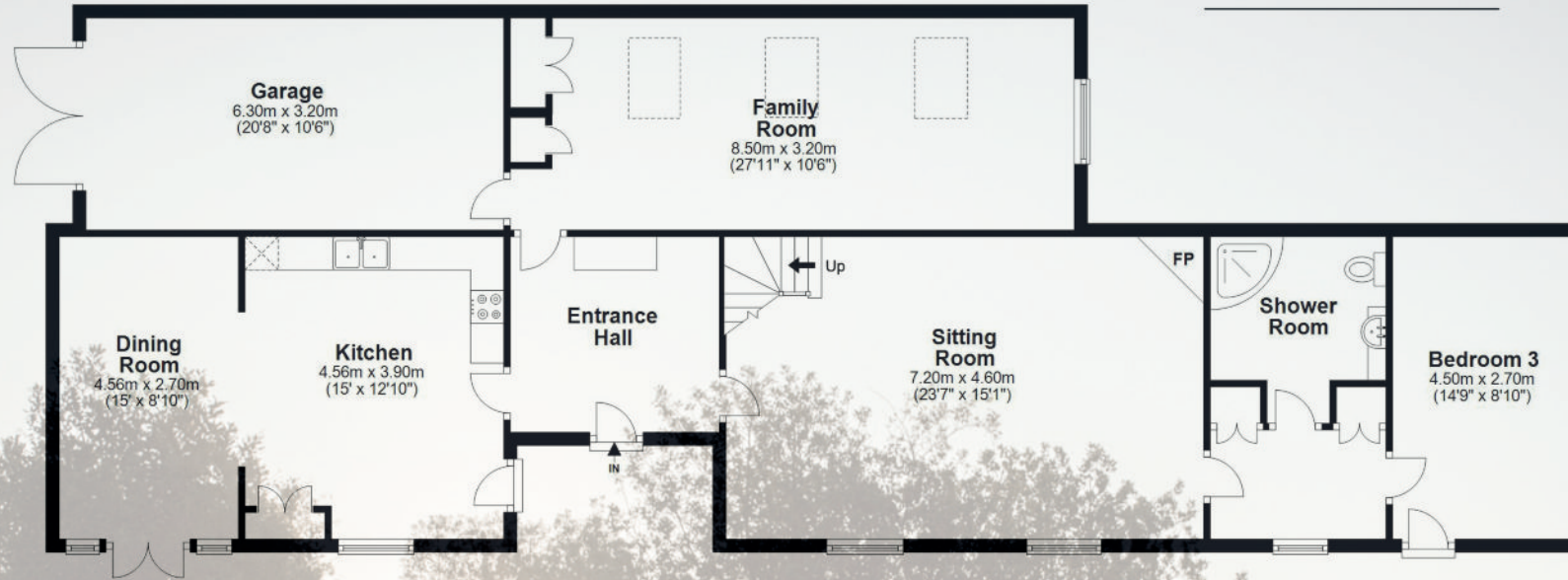
A generously sized family room enjoys light from three Velux windows as well as a window to the side elevation. There is ample cupboard storage space, including a utility cupboard containing a stainless steel sink and space for a washer/dryer. A door leads to the garage which has electricity and a mezzanine level for additional storage and double wooden doors allowing access for a vehicle.

A stunning sitting room benefits from original wooden arches with wrought-iron horse-ring detailing. There is a feature fireplace with wood burner and windows to the front elevation.

An inner-hall has two large storage cupboards and access to a large loft. This leads to a shower room with shower cubicle, w/c, hand wash basin with vanity unit and heated towel rail. Located next to the shower room is bedroom three with a window looking into the walled garden and a glazed single door allows access to the front garden.

Ground Floor

Floor Plan



Approx Gross Internal Areas

House: 196.7 sqm / 2117.2 sqft

Garage: 21.1 sqm / 227.2 sqft

Store Room: 10.5 sqm / 113.0 sqft

Total Approx Gross Area: 228.3 sqm / 2457.4 sqft



First Floor





The Property Continued...

The first floor boasts two separate landing areas, one of which would serve well as an office space. Bedroom one has windows to the front, built-in wardrobes and shelving. An en-suite bathroom provides a bath with shower attachment, wash basin with vanity unit, w/c, heated towel rail and airing cupboard containing water tank.

A further shower room offers twin sinks with storage units, w/c, shower cubicle, and heated towel rail. Bedroom two has a window overlooking the front garden, built-in wardrobes with additional hidden cupboard housing a second water tank.

Grounds & Gardens

The garden is predominantly laid to lawn and gravel with a large patio entertaining area and original walled garden. There is a brick-built outbuilding and a hidden tree house in the shrubs along the driveway approaching the house.

Situation

Bartley is a traditional New Forest village situated between the National Park capital Lyndhurst and Cadnam. The village benefits from a junior school, village hall/community centre and post office with a well-stocked store. There are a number of fine restaurants and local pubs within striking distance and still a real sense of forest community.

The larger commercial centres of Southampton, Bournemouth and London are all easily accessible from the M27 which is within a short drive of Bartley.

Directions

From Brockenhurst, follow the A337 to Lyndhurst. Turn left onto Romsey Road, then turn right onto Brockishill Road. The property can be found approximately 600 yards on the right hand side just past the turn for Bartley Manor.



Additional Information

Tenure: Freehold

Council Tax Band: A

Energy Performance Rating: E Current: 49 Potential: 80

Grade II Listed

Services: Mains electric and water

Private drainage: Septic tank

Heating: Electric wall heaters

Conservation Area: Forest North East

Property Construction: Standard construction

Flood Risk: Very low

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

Rights of Access: There is a right to access a drain cover that is situated just over the boundary line on the neighbours land, to the rear of the property.

Agents Note: The neighbours at Bartley Manor are building a garage in their courtyard.



Important Notice

Spencers Property 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 for 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.



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

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