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1 Hudson Cottage, Shepherds Road, Bartley, SO40 2LH

£625,000

- 1920's Forestry commission cottage tucked away in the popular village of Bartley
- Home office
- Beautifully appointed dual aspect Kitchen breakfast room
- Five bedrooms located over two floors
- Decked courtyard garden to the rear with alfresco seating area
- Large open plan living dining room with large log burning stove
- Conservatory with utility area
- Fully enclosed garden with log cabin pre-wired for electric and internet
- Off road parking for 4/5 cars





5



1



2

Tucked away in a peaceful spot in Bartley, 1 Hudson Cottage is an extended 1920s Forestry Commission cottage offering five bedrooms, a spacious open-plan living/dining room with a log-burning stove, a large kitchen/breakfast room, a conservatory, and a home office.

Externally, the main garden lies at the front of the cottage and features a large timber log cabin, which serves as an additional home office or an ideal hobby room. To the rear, a fully decked courtyard garden provides an ideal entertaining and alfresco dining space, with a further covered area that currently accommodates a hot tub.

Set back from the road and approached via a garden path is this attractive 1920's forestry commission cottage, having been extended over the years this property now offers a sizeable and beautifully presented family home.

Entering the property, a large, pitched roof porch provides a fantastic place to store your shoes and hang the family coats. Directly to the left of the porch is the conveniently placed downstairs WC.

From the porch you enter into the main living dining room. The living area is spacious and offers plenty of room for large sofas and furniture which surround a centrally located log burning stove with tiled hearth. The dining room area sits nicely off the back of the living room with space for a large dining set ideal for family meals and entertaining.

To the left of the main living room is the stunning dual-aspect kitchen breakfast room, featuring a breakfast table area with views over the main garden through double-glazed French doors. The kitchen is equipped with a range of wall and base units, complemented by a composite worktop and herringbone-tiled splashbacks. A large five-burner range-style oven and an American-style fridge freezer complete this spacious family kitchen. A useful lobby area with a Belfast sink and composite stable door provides a further access to the property into the kitchen breakfast room.

The conservatory feels like an extension of the ground floor as it is located straight off the living room providing a nice flow to the ground floor accommodation. The left-hand side of the conservatory is fitted with a worktop and has space and plumbing for a washing machine and tumble dryer. From the conservatory a door leads into the home office. A nice size home office with plenty of room for a large desk and multi screen layout.







The first floor landing and stairs have been recently re-carpeted in a lovely neutral tone carpet, which highlights the light and airy landing that has three windows looking out over the front of the property. Stairs lead to the second floor bedrooms.

Each of the three bedrooms located off the first-floor landing are nice sized double rooms all of which benefit from storage or wardrobe space and views out of the back of the house to the courtyard garden.

The family bathroom includes a panel enclosed bath with main fed shower over, wash hand basin and WC.

The second-floor landing provides a small chill out area which currently accommodates a small sofa and provides access to both bedrooms and multiple access doors into eave and loft space.

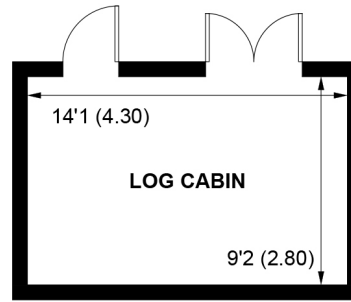
The bedrooms on the second floor include another double bedroom and a single room both of which have Velux style windows and restricted head height in places.



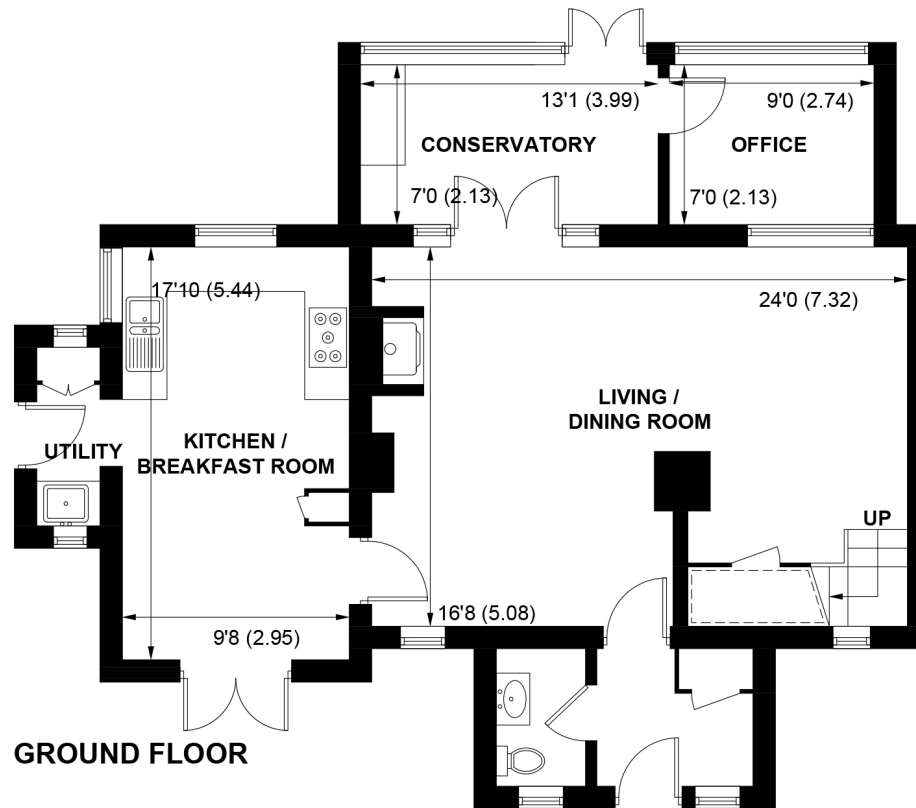
The rear courtyard garden has been fully decked and has a built-in seating area ideal for alfresco dining and entertaining. A raised covered area currently houses a hot tub.

The main garden which is located to the front of the property is nicely enclosed with the majority laid to lawn and large centrally located tree. A log cabin offers a great summer room or alternatively another home office or hobby room. The cabin has been fully pre-wired with electrics and network cabling.

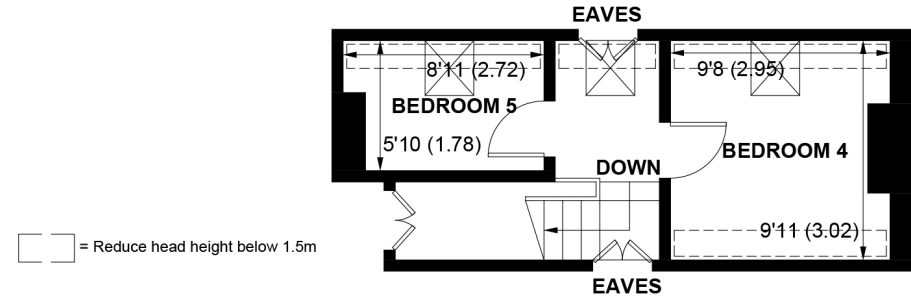
The driveway provides parking for 4/5 large vehicles.



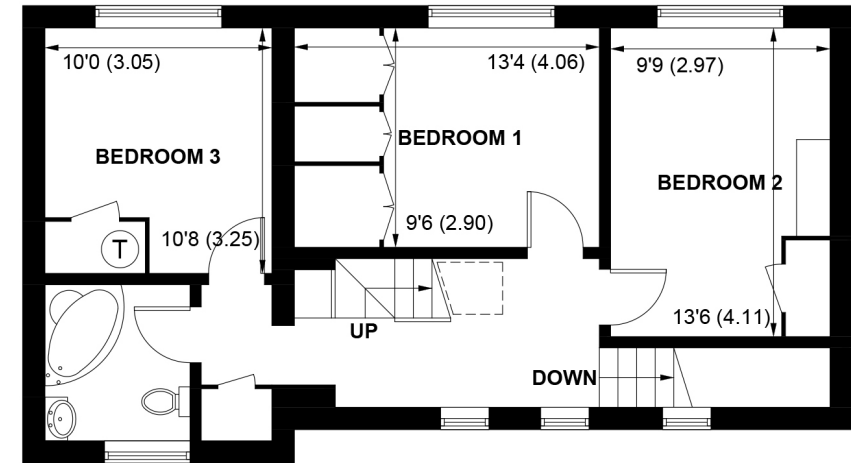
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



= Reduce head height below 1.5m



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1709 SQ FT / 158.8 SQ M

LOG CABIN = 129 SQ FT / 12.0 SQ M

TOTAL = 1838 SQ FT / 170.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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