



**Golden Hayes Cottage**

*Bartley Road, Woodlands, SO40 7GN*

**SPENCERS**  
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# GOLDEN HAYES COTTAGE

BARTLEY ROAD • WOODLANDS

*This beautiful detached six bedroom forest cottage is situated in a prime location within the village of Woodlands to the north of Lyndhurst. The property has been extended and reconfigured in recent years and is well presented and offers light generous accommodation.*

*The mature garden of approximately 0.4 acres, is a particular feature of the property and adjoins a further 2.7 acres of fields to the rear. Further benefits include ample off street parking.*

£1,300,000



6



3



3





## The Property

Having undergone full renovation and extension in 2010, this property presents as a very generous family home in an ideal rural setting benefitting from wonderful views of the surrounding countryside.

Accessed via an oak-framed storm porch is a welcoming, wooden floored entrance hall with working fireplace and window to the side elevation, and under-stair cloak cupboard. A study with two large feature windows and built-in shelves and storage cupboards also benefits from a stunning open fireplace with brick surround and tiled hearth. The generously sized open plan kitchen diner offers a very sociable space with room for a dining table and sofa, served by a wood burner in the corner of the room. The kitchen, bespoke, hand crafted, designed and installed by John Willies Country Kitchens of Burley, comprises cupboards to base and wall height, wooden work surfaces, tiled splash backs, ample storage units, large larder unit and slate flooring with underfloor heating (which also extends to the utility room and downstairs w/c). There is space and plumbing for two integrated dishwashers, a fridge freezer, a central island with space for an integral wine fridge and Rangemaster Professional cooker with six ring gas hob and double oven.

The utility room is also bespoke, hand crafted, designed and installed by John Willies Country Kitchens of Burley, to match the kitchen. There is space for a washing machine and tumble dryer. The heating is served by a new boiler. A water softener is located in one of the base units. A stable door leads to the rear patio.

The sitting room has four large windows to the side and front elevation with stunning feature cast-iron fireplace with wooden surround, built-in shelves and cupboards. A snug to the side of the property offers many other living space options with dual aspect windows and patio doors to the garden. A downstairs w/c and utility room can also be found to the ground floor.

Accessed via a turned wooden staircase, the first floor boasts six generous double bedrooms, the principal bedroom benefitting from a working fireplace and an en-suite comprising w/c, pedestal basin, shower cubicle and heated towel rail. The family bathroom comprises a corner bath, heated towel rail, w/c, pedestal basin and separate shower cubicle. An additional shower room provides a corner shower, w/c, pedestal basin, large heated towel rail and half opaque window offering lovely views over the neighbouring fields.









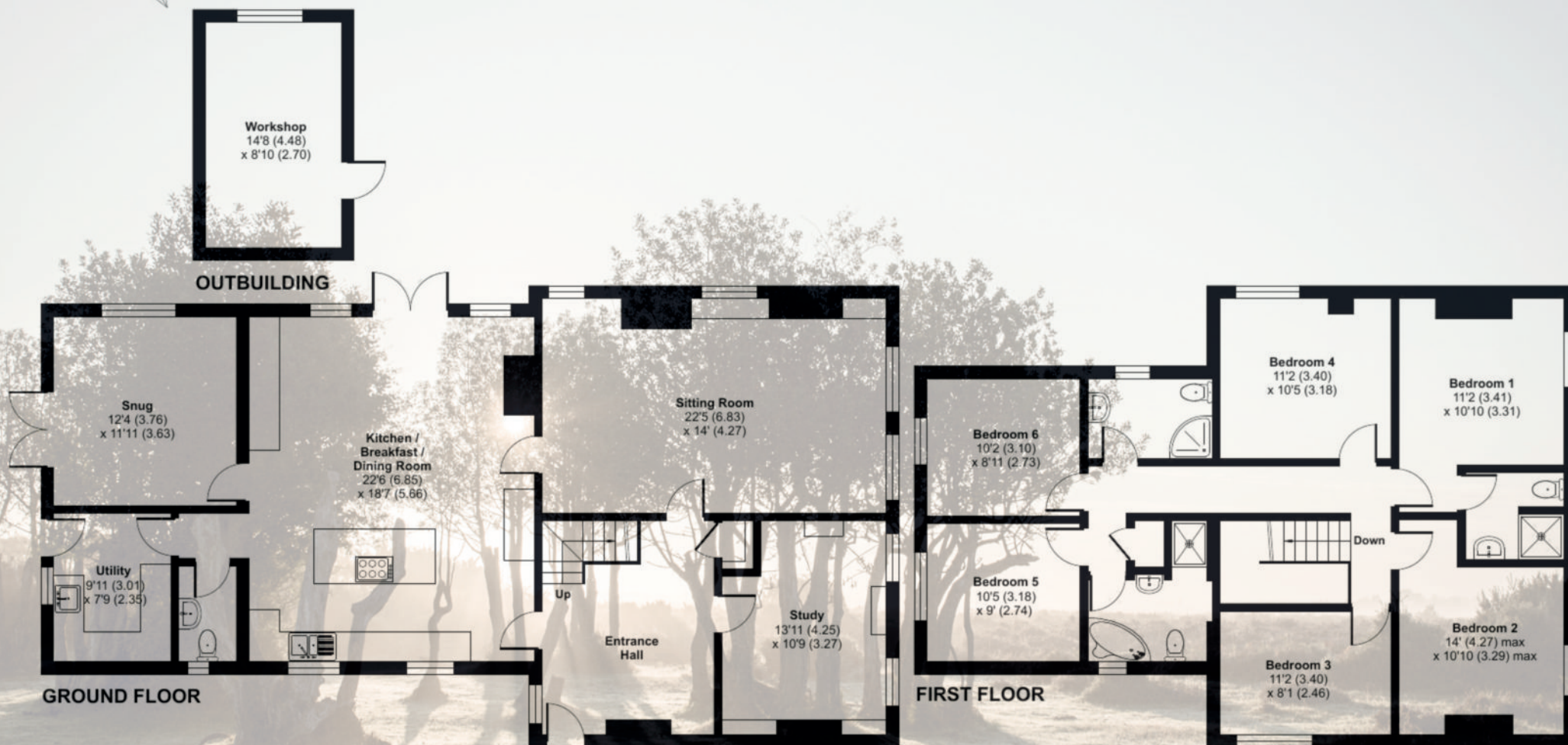


Approximate Area = 2341 sq ft / 217.4 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 2471 sq ft / 229.4 sq m

For identification only - Not to scale











Hazel Cottage

22.9m

Purkiss Cottage  
Coylet  
Bedford Cottage

Rufus Cottage

Moorlands Farm

Track

0.91m RH

Well

Goldenhayes

21.0m

0m 20m 40m 60m

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## Grounds & Gardens

To the outside, a wooden five bar gate grants access to the generous gravelled driveway providing parking for several vehicles. There is a large, lawned area to the side with mature fruit trees, several sheds, and a patio area ideal for al fresco dining, a raised decking area and pergola covered with an established grape vine, with paved patio area and a further rear patio with wrap-around garden.

## Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. Before passing over the Ashurst Train Station bridge, turn left onto Woodlands Road and continue to the end of the road before turning left onto Bartley Road. Follow this road for approximately 0.6 miles, where you will find the property on the right-hand side after bearing round a right-hand bend.

## The 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 pubs within striking distance, including The Gamekeeper and still a real sense of forest community. There is also a mini Waitrose at the garden centre which also offers a John Lewis collection point for online orders.

The larger commercial centres of Southampton, Bournemouth and London are all easily accessible from the M27 which is within a short drive of Bartley. Ashurst train station is located approximately 2 miles away and offers direct rail access to London Waterloo.











## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 71 Potential: 80

Services: Mains gas, electric, water and drainage

Heating: Hive controlled gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Conservation Area: Forest North East

Broadband: ADSL Copper-based phone landline

Superfast broadband with speeds of up to 35 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

The property is affected by a Tree Preservation Order (TPO).

## 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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