







# VIEW HOUSE FARM

### SHEPHERDS ROAD • BARTLEY

A rare opportunity to acquire this superb equestrian property set on the edge of the village of Bartley to the North East of Lyndhurst within close proximity to the open forest at Woodlands and access to the motorway networks.

Available for the first time in 80 years, this is a comfortable three bedroom detached house built in the 1980's on the site of an old farm. With the benefit of open views across a superb 6 acre paddock supported with a stable yard offering three stables, a tack room and brick outbuilding/workshop. In total, the plot is approaching 7 acres. The property further benefits from Forest Rights.

£1,250,000







1













## The Property

The front entrance leads into a lovely central hall with turning stairs leading up to the first floor. A cloakroom and cupboard are set off the hall and access is granted into a 20' triple aspect Living Room with outstanding aspects across the gardens and paddocks beyond.

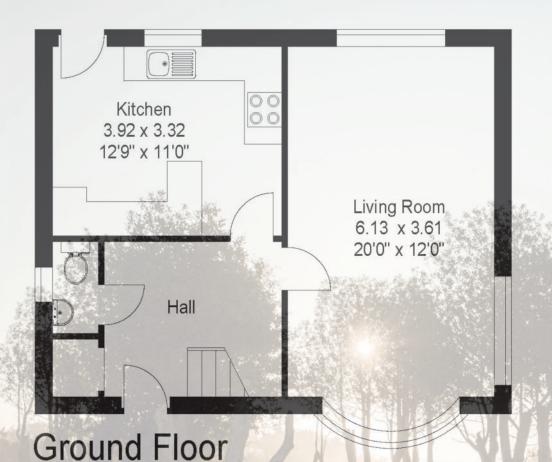
The living room offers ample space for dining to one end around a low window with open views, with a seating area set around a feature fireplace to the other side.

A kitchen is adjoining and benefits from extensive fitted units at both base and wall level with coordinating work surfaces and tiled splashbacks. Glass fronted display cabinets provide for additional storage along with a peninsular island and there is space and plumbing for appliances. Integrated appliances include an electric inset hob with built under single oven below. A door leads to the rear and window overlooks the gardens.

The first floor landing with airing cupboard provides access to the three double bedrooms, all with elevated views across the gardens and paddocks beyond. Bedroom three benefits from built in storage.

A family bathroom is fitted with a suite comprising a panelled bath, WC and wash hand basin. There is a separate shower room adjoining.







# First Floor

Approximate
Gross Internal Floor Area
Total: 95sq.m. or 1023sq.ft.

Plans produced and Copyright HOMEPLAN www.homeplanuk.co.uk

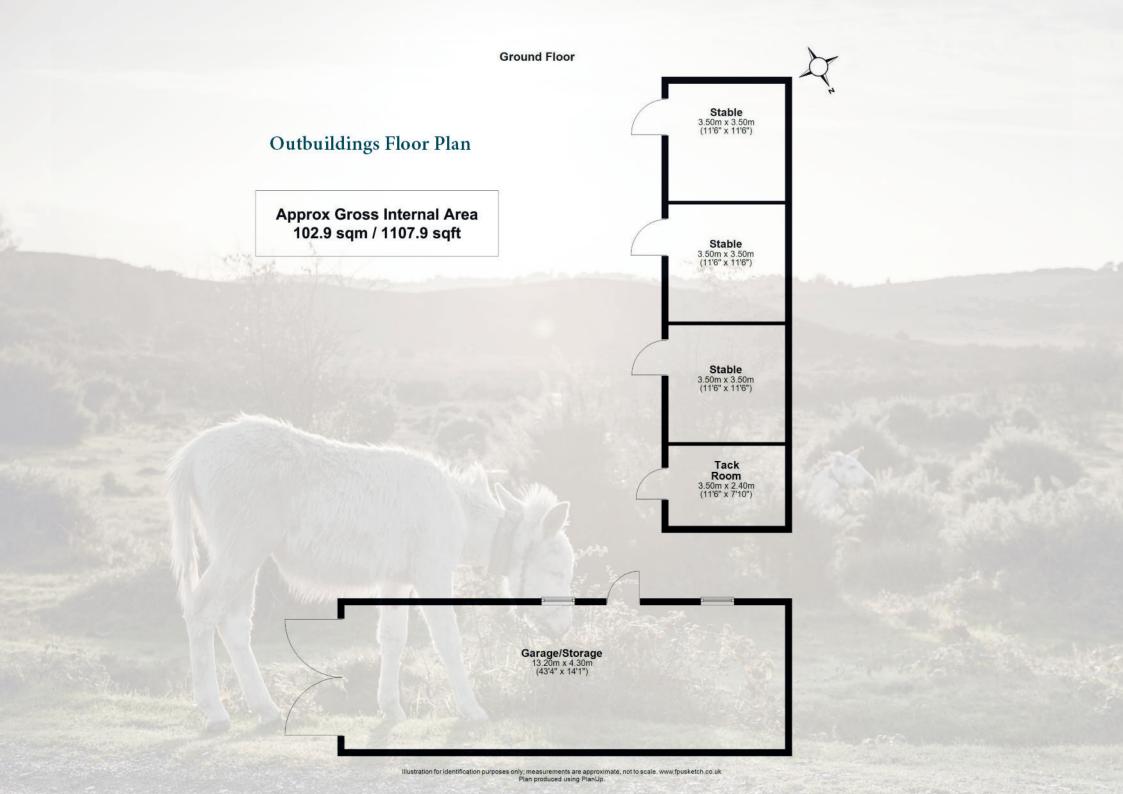
FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE























#### **Grounds & Gardens**

The grounds are a real feature of the property wrapping around the property offering a number of options for seating and affording a good amount of privacy and seclusion in this quiet and tranquil spot. The attractive and well maintained gardens are mainly laid to lawn with occasional flower beds and ornamental shrubs and trees. At the end of the garden a post and rail fence provides superb open aspects across the paddocks to the rear creating a feeling of space. The garden is bounded with a mixture of hedging and lapwood fencing and a greenhouse is set to one side along with a shed and oil tank to the rear.

A six acre paddock with access from the parking and stable area offering a level grazing area enclosed with stock fencing and benefiting from water. In total, the plot is approaching 7 acres.

# Outbuildings

A well maintained stable block is set at the top of the drive which offers three good sized stables and tack room which comfortable supports the paddocks. A hardstanding is set in front, ideal for a horse box and providing additional parking. A further brick built workshop/garage offers scope to develop further.

#### **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 just past Shepherds Close, you can find a track on the right hand side leading up to the property at the end.





#### **Additional Information**

Tenure: Freehold Council Tax Band: E

Energy Performance Rating: D Current: 55 Potential: 101

Mains electric, water and drainage Oil fired heating

Property construction: Standard Construction

Conservation Area: Forest North East

Flood Risk: Very Low

Superfast broadband with speeds of up to 43 Mbps is available at the property (Ofcom).

Commoners Rights of grazing

Agents Note: The first section of the lane is owned by Winchester College, Right of Access.

# **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 fitments, 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk