



18 Pundle Green

Bartley, SO40 2LG

SPENCERS
NEW FOREST





18 PUNDLE GREEN

BARTLEY • NEW FOREST

A semi-detached three bedroom home which has been extended by the current owners, situated at the end of a quiet cul-de-sac with direct access to the open forest and with the benefit of Forest Rights.

This deceptively spacious home has off-road parking, a large outbuilding and a good size enclosed rear garden. Nestled in the heart of the New Forest in Bartley with excellent amenities and schooling close by.

£525,000

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The Property

A covered storm porch provides access into a welcoming front reception room with feature fireplace with woodburner, currently being used as the dining room and further benefits from patio doors leading out to a front terrace. This room opens up into a large kitchen with island and doors that flow into the conservatory and a separate door leads to the rear garden.

The stylish kitchen offers an array of units, with wooden worksurfaces offering extensive storage. A range of appliances sit within the kitchen offering built in dishwasher, butler style sink and free-standing range cooker and space for utilities. Velux windows set in the vaulted ceiling allow for a light and airy space.

A conservatory with tiled flooring offers a lovely relaxing space with French doors leading onto the rear garden and further French doors that connect to the main reception room.

The sitting room stretches to the front of the property offering fantastic living space with feature brick-built fireplace with inset log burner and wooden floors throughout.

The first floor landing provides access to all three well-proportioned bedrooms as well as a newly fitted three-piece family shower room which services bedroom two and three.

The principal bedroom has double aspect views and offers spacious bedroom accommodation with open en suite facilities including a double ended bath, shower and a his and hers sink vanity unit.



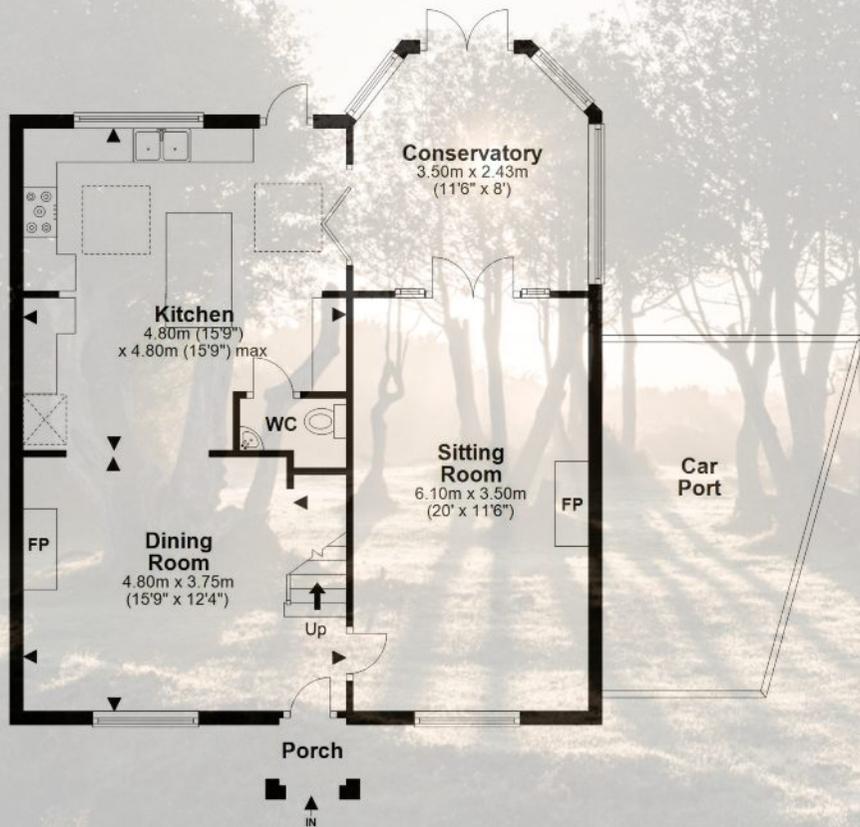
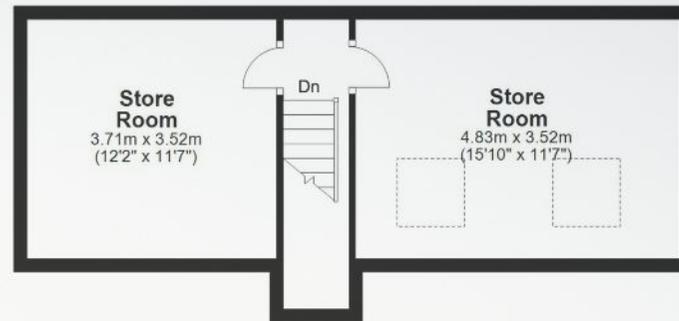
Ground Floor



Floor Plan



First Floor



Approx Gross Internal Areas

House (excl car port): 127.7 sqm / 1374.6 sqft
 Outbuilding: 88.3 sqm / 950.4 sqft

Total Approx Gross Area: 216.0 sqm / 2325.0 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
 Plan produced using PlanUp.



Grounds & Gardens

A picket fence with a pedestrian gate leads via a path to the front door. Further secured gates lead down the side of the house giving access to the rear garden and the outbuildings at the rear. A raised terrace provides a lovely seating area. There is ample off street parking set to the front.

The rear garden is predominantly terraced with a variety of areas ideal for seating and outside dining and a selection of outbuildings ideal for storage.

The main 25' outbuilding sits at the rear of the garden and is currently used as an area for Dog Grooming and includes further sections such as a storeroom, garage/workshop and two further rooms upstairs accessed via a stairwell ideal for further storage. With plumbing and electrics, this element of the property offers fantastic potential for a multitude of uses to a potential buyer.





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 Pundle Green is on the right hand side. The property is found at the end on the right hand side.

Services

Tenure: Freehold

Services: All mains services connected

Council Tax Band: C

Energy Performance Rating: D Current: 64 Potential: 84



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.

Important Notice

Spencers of The New Forest 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.



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

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