



3 Shepherds Close

Bartley, SO40 2LJ

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NEW FOREST





3 SHEPHERDS CLOSE

BARTLEY • NEW FOREST

An immaculate semi-detached three / four bedroom home which has been tastefully refurbished throughout and situated in a quiet cul-de-sac within close proximity of the open forest. This delightful home has ample gated off-road parking and an enclosed rear garden.

Nestled in the heart of the New Forest in Bartley with excellent amenities and schooling close by and just a stones throw from the open forest offering acres of beautiful countryside.

£399,000



3/4



2



2





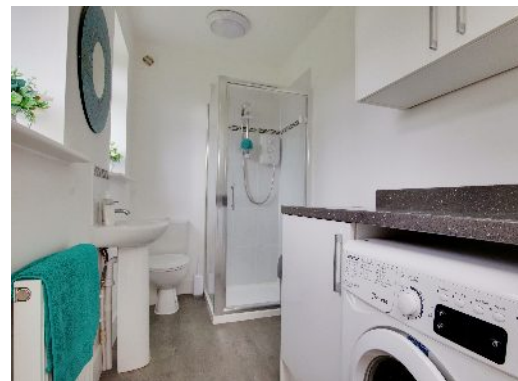
The Property

A bright entrance porch provides useful space for coats and shoe storage and a further glazed door opens into the welcoming entrance hall with engineered oak flooring and solid oak doors and architraves throughout.

The spacious sitting room enjoys dual aspects with French doors to the enclosed rear garden. The stylish kitchen offers a contemporary range of cashmere fronted wall and base units with granite effect work surfaces, upstands and breakfast bar. Extensive storage space is available and a full range of integrated appliances include a dishwasher, fridge freezer, double oven, microwave and induction hob with hood over.

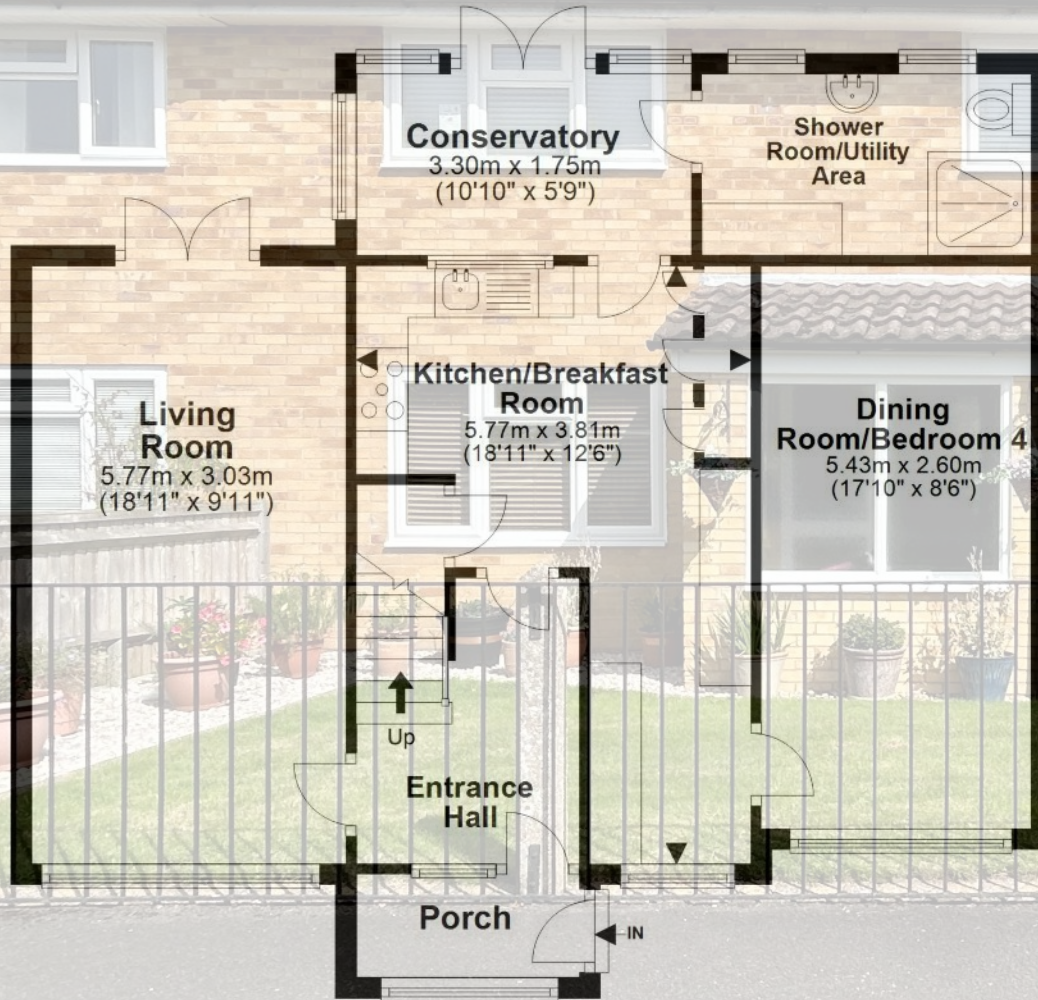
The gas fired Worcestershire boiler is housed in a corner cupboard with additional storage under the stairs. A small conservatory doubles as a utility area and enjoys French doors to the garden.

The first floor landing provides a seating area and serves the three well proportioned bedrooms which all benefit from fitted storage. The fully tiled bathroom comprises a modern white suite with P shaped bath and mixer shower over, WC, wash hand basin and heated towel rail.



Floor Plan

Ground Floor



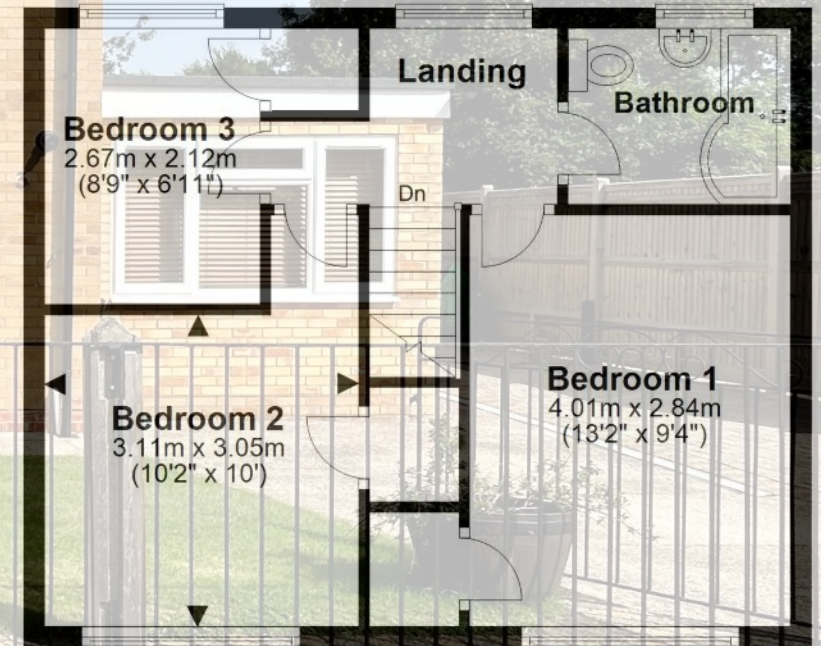
Approx Gross Internal Areas

Ground Floor: 68.3 sqm / 736.0 sqft

First Floor: 39.9 sqm / 430.0 sqft

Total Approx Gross Area:
108.2 sqm / 1166.0 sqft

First Floor





Grounds and Gardens

The property is approached over a gated driveway providing ample parking and fronts the attached single garage and extends to the side with gated access through to the enclosed rear garden. This has been landscaped with top soil freshly laid prior to seeding for a new lawn.

An edged patio area abuts the French doors from the sitting room and provides a pleasant seating area.

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 Shepherds Close is on the right hand side. The property is found at the end of the cul de sac on the left hand side.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: C Current: 70 Potential: 86



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.

Points of Interest

Ashurst New Forest Railway Station	2.9 miles
New Forest Golf Club	4.4 miles
Lime Wood	5.1 miles
The Pig	7.8 miles
Southampton	7.9 miles

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 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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