



4a Pundle Green

Bartley, SO40 2LG



SPENCERS





4A PUNDLE GREEN

BARTLEY • NEW FOREST

A semi-detached four bedroom home which has been renovated and extended to a high standard by the current owners. Situated in a quiet cul-de-sac, the property offers flexible family accommodation.

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



4



2



2





The Property

A composite door grants access to the stunning open plan kitchen/diner with exposed feature brick walls, pantry cupboard, integrated oven, integral dishwasher, sink with mixer tap, space for an American fridge/freezer and central island/breakfast bar with additional work surface space, integral four ring gas hob. A sliding acoustic door separates the kitchen from the living room.

In the dining area, bi-fold doors fold back to completely remove the corner of the room and allow access into the wrap-around garden. Wooden steps with toughened glass panes sweep up to the first floor.

There is a well-proportioned living room with two windows to the front elevation and a wood burner, an office (which could be bedroom five) with wooden floor and window to rear, feature recess with fully glazed door with steps leading down to the rear garden allowing abundant light to flood into the landing, ample hall storage and a utility cupboard with space for a washing machine and dryer and radiator to assist indoor drying.

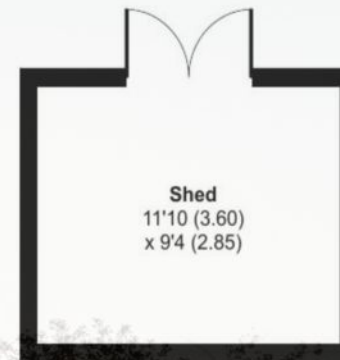
The family bathroom comprises bath with shower over, wooden flooring, storage with built-in sink and w/c, window to rear and heated towel rail.

To the second floor is a principal bedroom with window to front, dressing area/walk-in wardrobe and more feature exposed brick. There are two further double bedrooms and a single bedroom.

A shower room with glass cubicle, w/c, hand wash basin, cupboard. wooden flooring and heated towel rail completes the accommodation.

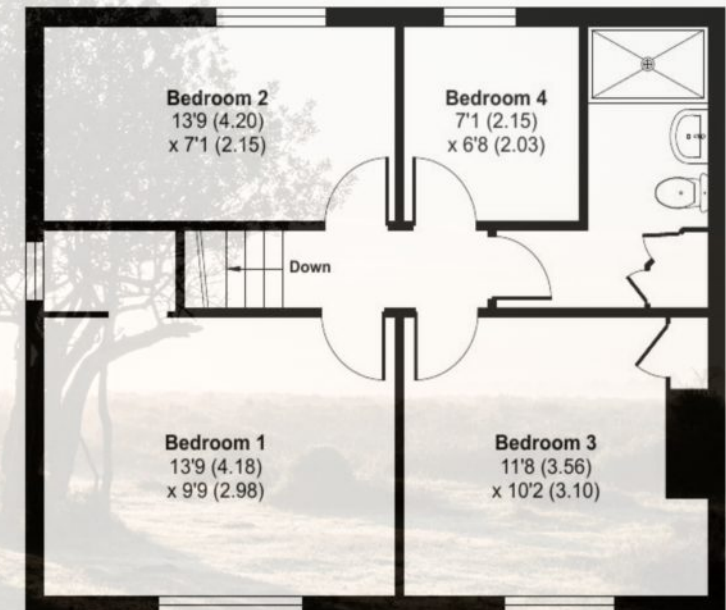
Approximate Area = 1472 sq ft / 136.7 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



Shed
11'10 (3.60)
x 9'4 (2.85)

OUTBUILDING



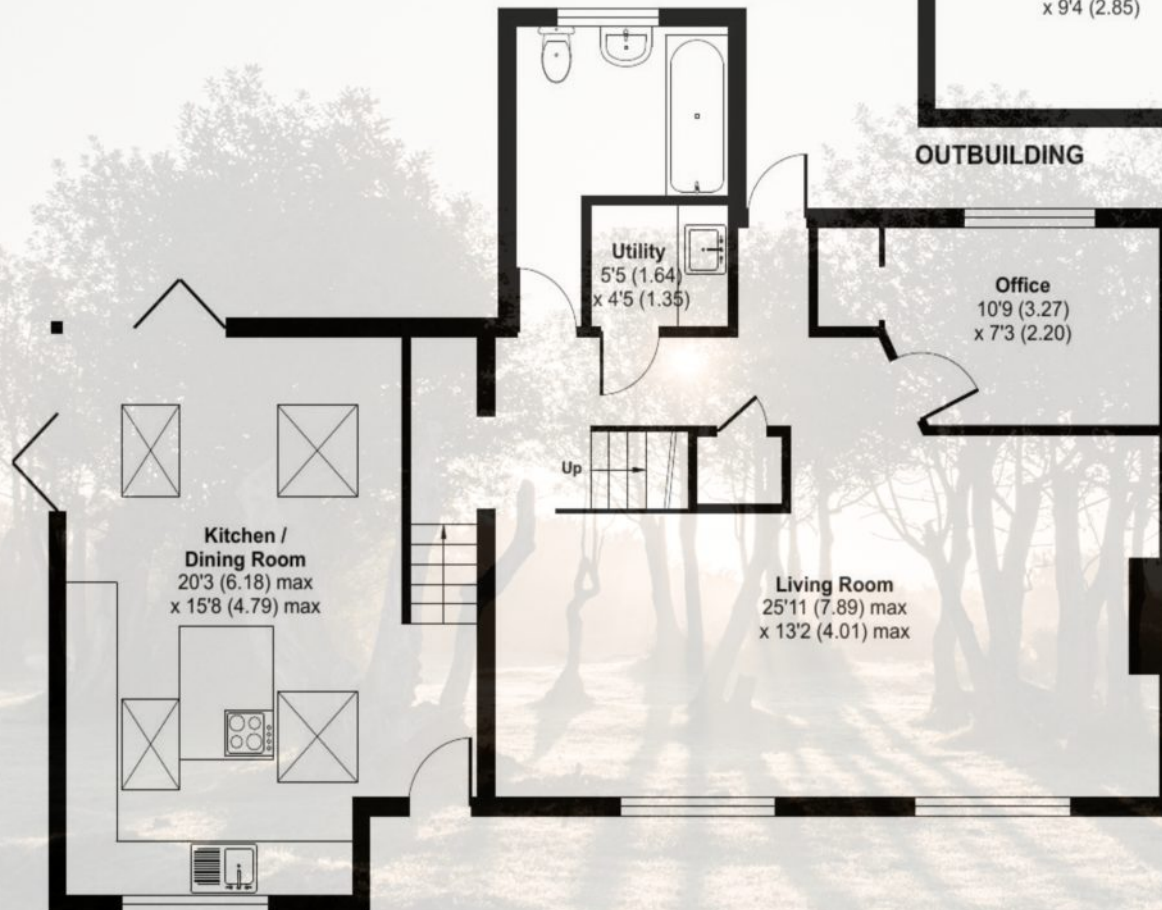
Bedroom 2
13'9 (4.20)
x 7'1 (2.15)

Bedroom 4
7'1 (2.15)
x 6'8 (2.03)

Bedroom 1
13'9 (4.18)
x 9'9 (2.98)

Bedroom 3
11'8 (3.56)
x 10'2 (3.10)

FIRST FLOOR



**Kitchen /
Dining Room**
20'3 (6.18) max
x 15'8 (4.79) max

Living Room
25'11 (7.89) max
x 13'2 (4.01) max

Utility
5'5 (1.64)
x 4'5 (1.35)

Office
10'9 (3.27)
x 7'3 (2.20)

GROUND FLOOR





Grounds & Gardens

To the front, the drive allows for parking of several vehicles. The garden wraps around the property, providing various seating areas for al-fresco dining. The rest is laid to lawn with secure fencing, a shed and play area.

Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: C Current: 71 Potential: 77

Services: Mains gas, electric, water and drainage.

Gas Central Heating

The property also benefits from underfloor heating in the kitchen, family bathroom and office.

Property construction: Standard Construction

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

Superfast broadband with speeds of up to 47 Mbps is available at the property (Ofcom).

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





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 near the end on the left hand side.

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 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 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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