



Rufus Cottage

Bartley Road, Woodlands, SO40 7GP

SPENCERS
NEW FOREST





RUFUS COTTAGE

BARTLEY ROAD • WOODLANDS

This beautiful double fronted, three/four bedroom detached 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 abuts fields to the rear. Further benefits include off street parking and a tandem length garage.

£1,095,000



4



3



2





The Property

Thought to have been built circa 1906, the original cottage would have been a small property with later additions under a double pitch roof to provide what is now a very comfortable and generous country cottage.

A welcoming entrance hall, with oak flooring, leads through to the principal living accommodation with stairs leading up to the first floor.

The dual aspect sitting room extends the full depth of the property and benefits from patio doors leading out to the pretty rear garden and offers a feature fireplace with inset wood burner and wood effect flooring.

Set to the rear of the property, the kitchen is accessed via a sunny breakfast room which opens out to the garden with access off here to the cloakroom and opening in turn into the family kitchen.

An extensive range of units are complemented by solid oak worktops, with an inset double ceramic Shaw's butler sink and fitted range cooker including a wok burner and double oven.

A utility room is set off the kitchen with plumbing for appliances, water softener and providing additional storage facilities and two velux windows set into the vaulted ceiling. The conservatory provides a lovely seating area overlooking the gardens and fields beyond with doors leading out to the garden.





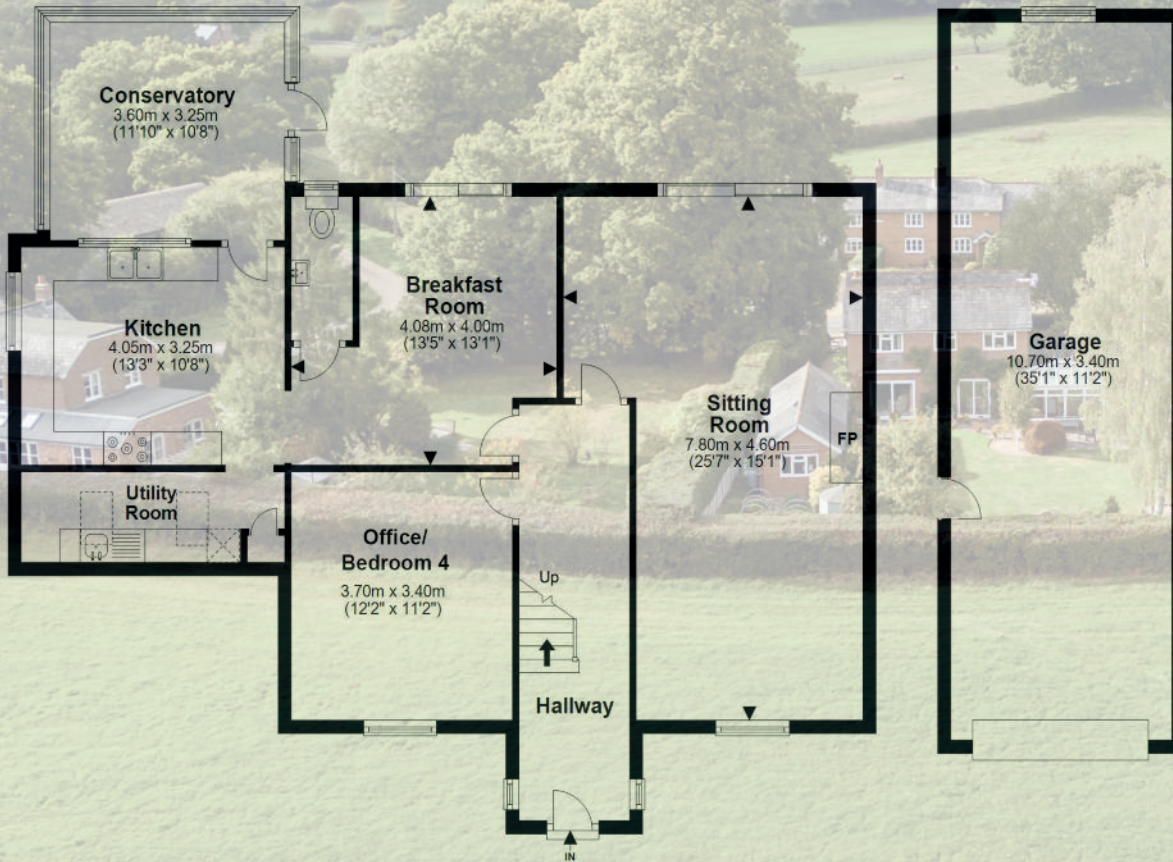
Floor Plan

Approx Gross Internal Areas

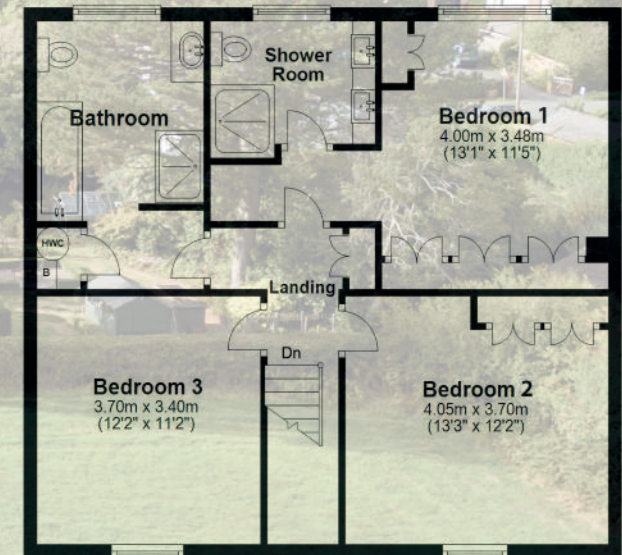
House: 170.5 sqm / 1835.2 sqft
Garage: 36.4 sqm / 391.8 sqft

Total Approx Gross Area: 206.9 sqm / 2227.0 sqft

Ground Floor



First Floor





The Property Continued...

An office, which could also be used as a fourth bedroom sits to the front of the property and completes the ground floor living accommodation.

The first floor landing leads to three generous bedrooms and a large family bathroom which comprises both a bath and walk in shower cubicle. The principal bedroom suite is set to the rear overlooking the garden and fields to the rear and benefits from a range of built in wardrobe storage. There is access to the loft via a retractable loft ladder in the bedroom.

The modern en-suite shower room offers a walk in shower and vanity units with 'his and hers' inset sinks.

Both further bedrooms are set to the front of the property, one with a range of fitted storage.



Agents Note

- Burglar alarm with annual maintenance contract
- Security lights to the exterior
- Cavity wall insulation and enhanced loft insulation
- Double glazing throughout
- Soffits, fascias, bargeboards, gutters and drainpipes installed in 2021



Grounds & Gardens

The cottage is screened by hedging on all sides and is accessed through a five bar gate onto a gravelled drive which provides ample parking and leads to the tandem garage with electric controlled doors.

The front garden is beautifully planted with an array of mature shrubs and plants offering a variety of interest and colour which is evident throughout the side and rear gardens too. A well maintained climbing wisteria wraps around the property.

The rear generous garden is cleverly landscaped to offer interest and segregated areas to allow for a vegetable garden with hexagonal summerhouse to the side and garden shed with attached log store. There is an outside tap, double outside power socket and power to the greenhouse. Several water butts are also discretely placed around the garden. The garden features a variety of topiary and ornamental trees including an ornamental topiary pear tree, silver birch, a number of mature acers, camellias, rhododendrons and apple trees. A couple of paved terraced areas provide for entertaining and seating areas and are interspersed with paths leading you around the full extent of the 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.





Services

Tenure: Freehold

Services: All mains services

Energy Performance Rating: C Current: 71 Potential: 82

Council Tax Band: D

Conservation Area: Yes, Forest North East

Property Construction: Brick faced elevations

Important Information

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 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.

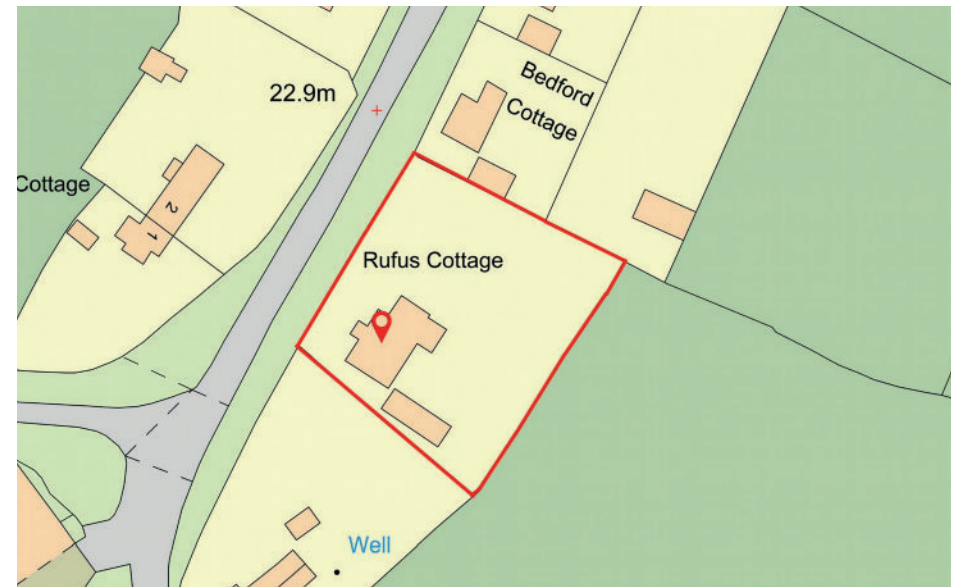


A charming cottage benefiting from a superb landscaped garden and backing onto fields with open aspects

The Local Area

Woodlands 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 a direct mainline rail connection to Waterloo from Ashurst Station about 2 miles away from the property. The larger commercial centres of Southampton and Bournemouth are all easily accessible from the M27 which is within a short drive of Woodlands.





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

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