



View House Farm *Shepherds Road, Bartley, SO40 2LH*

S P E N C E R S
NEW FOREST





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.

£1,195,000



3



1



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.

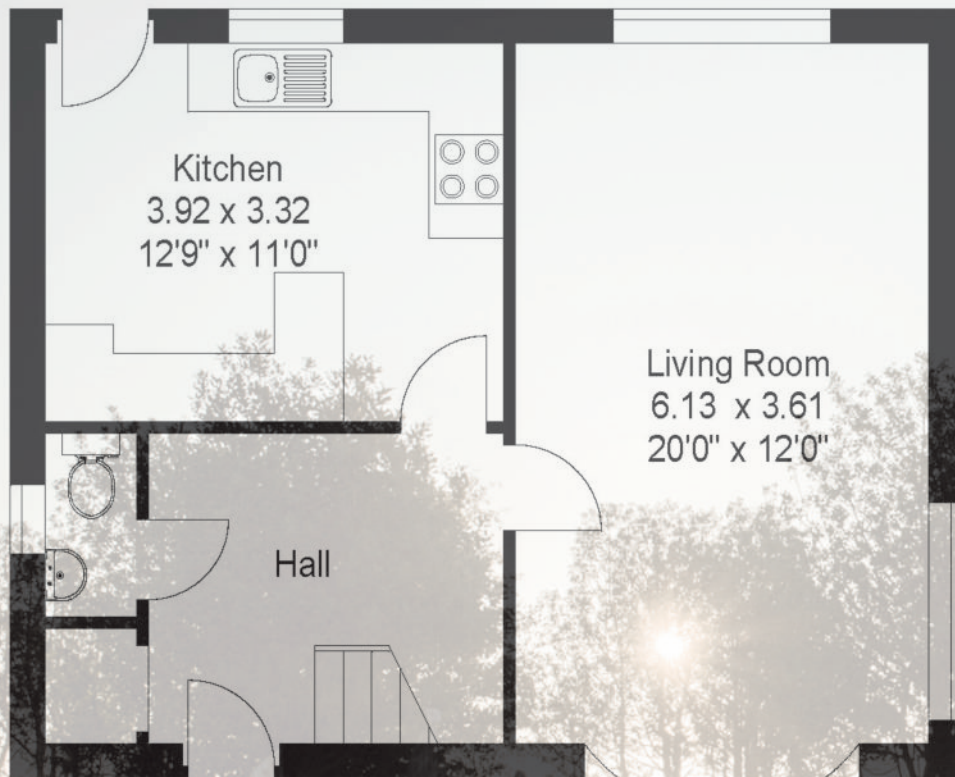
The living room offers ample space for dining to one end around a low window with open views, with a seating area set around a feature fireplace to the other side.

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.

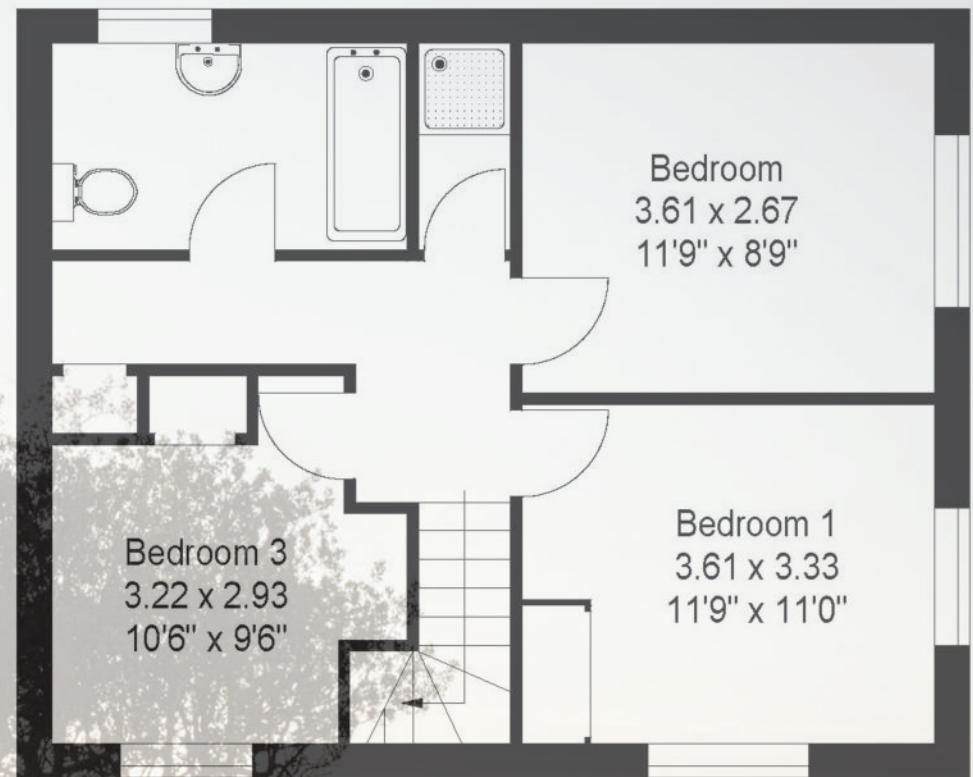
The first floor landing with airing cupboard provides access to the three double bedrooms, all with elevated views across the gardens and paddocks beyond. Bedroom three benefits from built in storage.

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





Ground Floor



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

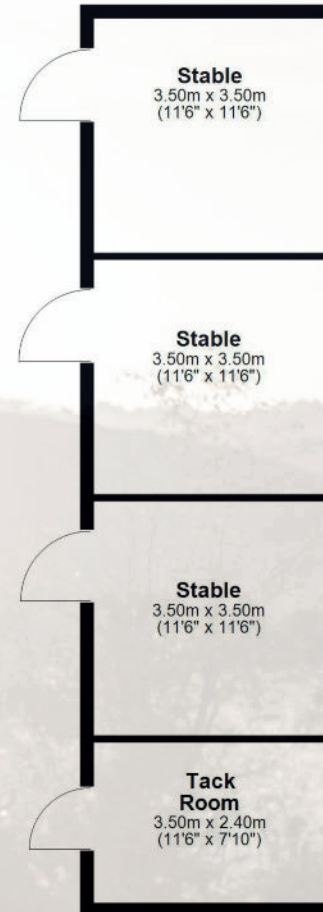


Ground Floor



Outbuildings Floor Plan

Approx Gross Internal Area
102.9 sqm / 1107.9 sqft







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 comfortably 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.



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

www.spencersproperty.co.uk