



**14 Shepherds Close**

*Bartley, SO40 2LJ*

**SPENCERS**  
NEW FOREST







# 14 SHEPHERDS CLOSE

BARTLEY • NEW FOREST

*Unique opportunity to purchase a superb four bedroom semi detached property in a tucked away corner of a quiet cul-de-sac close to the open forest with wonderful views and wrap around garden to the rear and side.*

*The property includes a single timber stable and post and rail fenced paddock of approximately 0.87 acres with easy access from the front driveway, through a 5 bar gate into the garden.*

£575,000



4



2



2







## The Property

The property is entered through a brick porch offering hanging space for coats and shoe storage. Off the hallway is the living room, kitchen and access to the first floor accommodation and includes under stairs storage plus an additional built in storage cupboard. The L-shaped living room, dining area and kitchen are of lovely proportions with a bright and airy feel from the large double aspect windows and French style doors off the dining area leading to the rear garden. There is a wonderful penguin wood burner with integrated small oven above situated in the corner of the living room giving a great focal point.

The kitchen comprises Neff oven with sliding drawer beneath and Neff induction hob with extractor over. Plenty of storage throughout with space for freestanding fridge/freezer and dishwasher. A breakfast bar complements the kitchen giving further work surface and additional storage beneath.

To the far end of the kitchen sits the utility, offering further storage, a further stainless steel sink with drainer and space for the washer/dryer. Access to the rear garden and loft hatch above to a small loft space. From the utility a small hall leads to the downstairs shower room with three piece white suite which acts as an en-suite to a superb size ground floor bedroom with views over the side garden and across the adjoining paddock.

The first floor accommodation comprises three bedrooms, each with built in storage cupboards and hanging space. The second bedroom has stunning elevated views across the paddocks to the rear. There is a family bathroom including WC, wash basin and bath with shower over which completes the first floor.

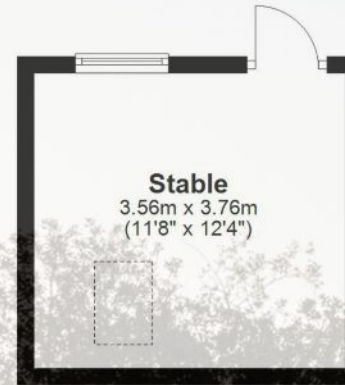
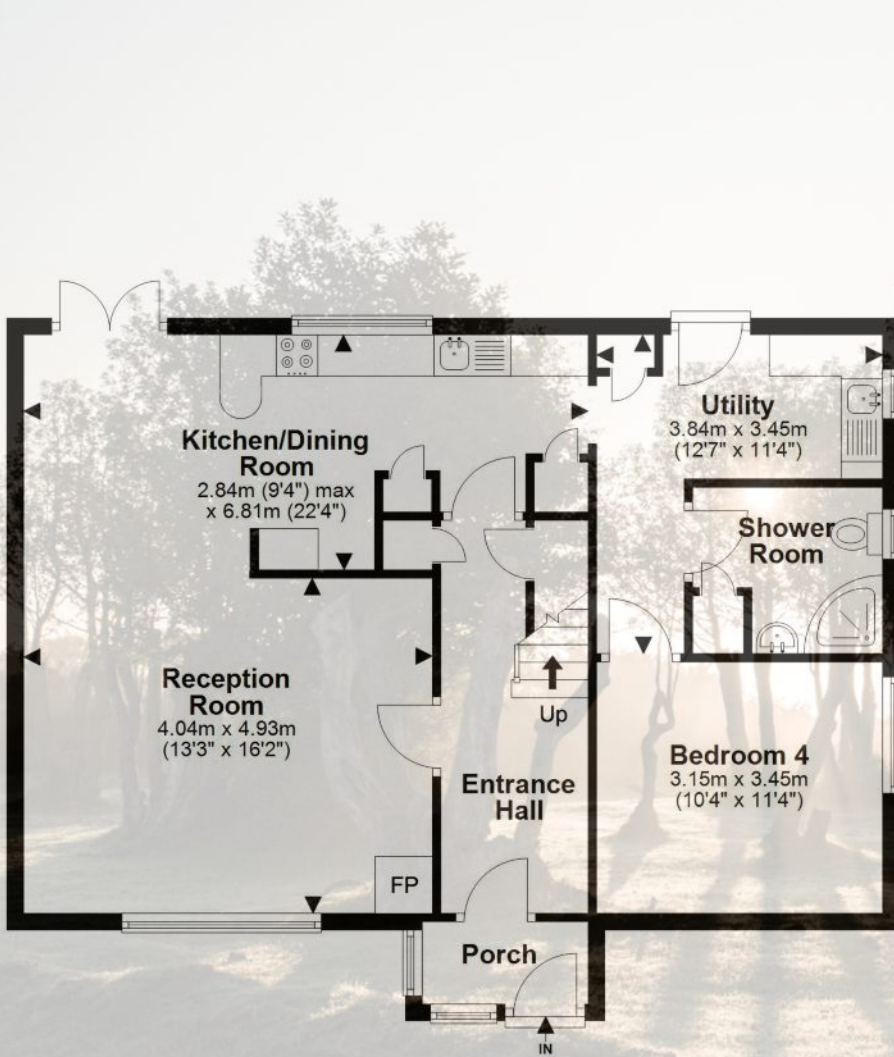
## Grounds & Gardens

The property is set in a quiet corner plot of a residential cul-de-sac with parking to the front for multiple cars and a single detached garage. The garden is mainly laid to lawn and sits to the rear and side of the property with beds stocked with beautiful shrubs and flowers.

To the rear is a superb vegetable patch and a greenhouse and seating area to the side. The stable is timber built and is positioned near the entrance to the paddock for ease of access. The paddock is fenced with post and rail and bordered with mature trees to one side.

# Floor Plan

## Ground Floor



## Approx Gross Internal Areas

House: 123.3 sqm / 1328.0 sqft  
Garage: 12.2 sqm / 132.0 sqft  
Outbuilding: 13.3 sqm / 144.0 sqft

**Total Approx Gross Area:**  
**148.8 sqm / 1604.0 sqft**

## First Floor







## Services

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: B Current: 88 Potential: 89

Services: All mains services connected

Solar immersion hot water diverter

Solar panels including feed in tariff

Commoners Rights

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

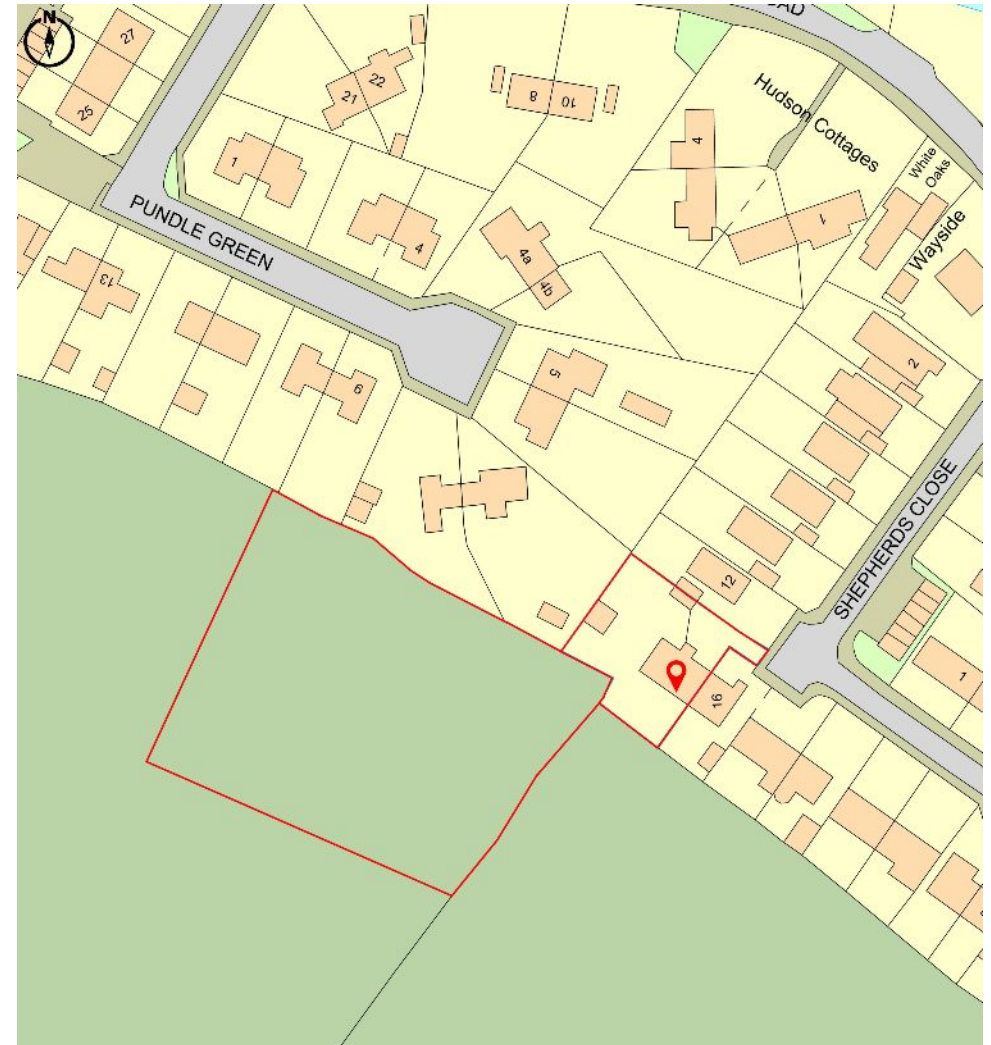
## Directions

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 right 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 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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