



26 Shepherds Close

Bartley, SO40 2LJ

SPENCERS
NEW FOREST





26 SHEPHERDS CLOSE

BARTLEY • NEW FOREST

A well presented three double bedroom end of terrace house with stunning far reaching views across paddocks and open forest to the rear from the south east facing garden. Further benefits include off road parking, spacious kitchen/dining room and an excellent return from the solar panels.

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. The property benefits from no onward chain.

£399,950



3



2



1





The Property

An entrance porch provides storage for coats and leads into the spacious kitchen/dining room. The owners extended this area to create an excellent kitchen designed with good storage provision and work surface space and incorporates a range of appliances to include a dishwasher, fan oven and grill and space for a fridge freezer. The room is divided to allow ample space for the dining area with a front aspect window.

The sitting room has one wall of windows and glazed double sliding doors enjoying lovely views and a sunny aspect. The room has ceramic tiled flooring which runs into the kitchen/dining room with electric underfloor heating throughout. There is a large under stairs cupboard and stairs rise to the first floor.

A beautiful picture window over the staircase floods light throughout the house. There are three double bedrooms to the first floor and the main bedroom has a large full height window to the rear aspect with outstanding views over the paddocks and forest to the rear.

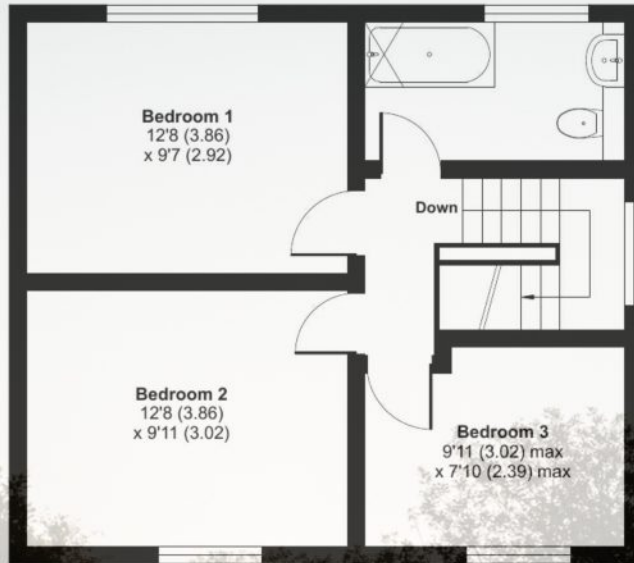
There are large mirrored sliding wardrobes to bedroom one and two and all are served by the spacious family bathroom with shower over the bath, w/c, vanity unit with basin and heated towel rail. Bedroom three incorporates fitted cupboards and is where the Vaillant gas boiler is positioned.

Approximate Area = 1005 sq ft / 93.3 sq m

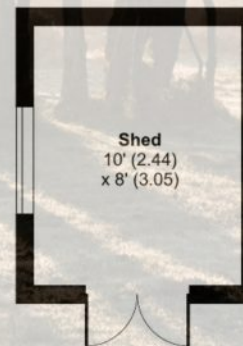
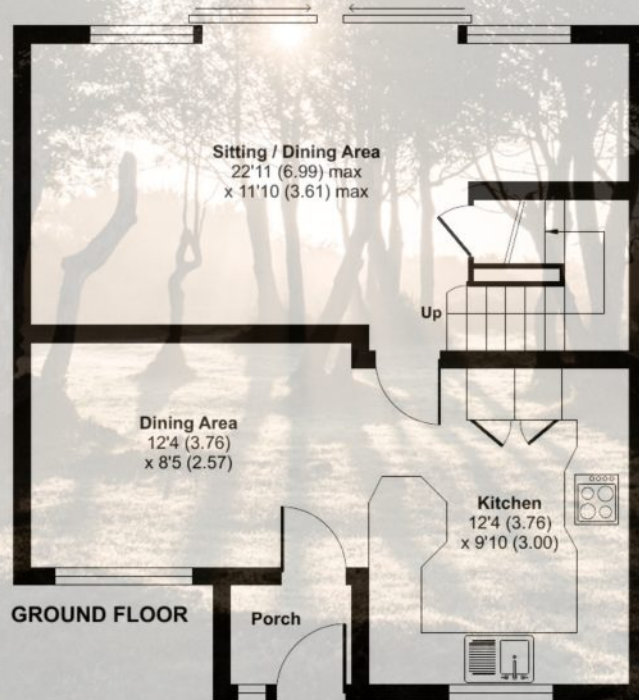
Outbuilding = 80 sq ft / 7.4 sq m

Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING





Grounds & Gardens

A real feature of the property are the views over the pony paddocks and forest beyond from the rear garden. The owners have maximised access to the views by installing large glazed patio doors in the sitting room as well as a full height window in the main bedroom.

The front garden incorporates flower beds, a picket fence and gate and paved driveway with parking for two vehicles. There is access down the side of the house to the rear garden with walled beds and laid to lawn with a range of mature flowering shrubs. A new garden shed provides storage provision and a stone terrace is positioned immediately outside of the sitting room.

Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: C Current: 72 Potential: 75

Council Tax Band: C

Solar panels to the roof feed back into the grid and are on a tariff which generated approximately £2000 in income for 2023 giving a low estimated annual cost of electric circa £175 and £470 for gas. Often the owners run their appliances at no charge during the sunny days.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.





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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