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# 10 Shepherds Close, Bartley, Southampton, SO40 2LJ

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£450,000

- Detached Three bedroom home located in a sought after cul-de-sac
- Situated in the desirable New Forest village of Bartley
- Access to well regarded local school
- Easily accessible to the M27 motorway
- 3 minute walk from the open forest and countryside walks
- Driveway providing ample parking and access to attached garage
- Open plan sitting room and dining room
- Modern stylish fitted kitchen with integrated appliances
- Family bathroom and downstairs cloakroom





3



1



2

Situated within a sought-after cul-de-sac in the heart of the New Forest National Park, this beautifully maintained detached family home showcases spacious open-plan living spaces, a modern fitted kitchen, and three generously sized bedrooms. Complete with a driveway and garage.

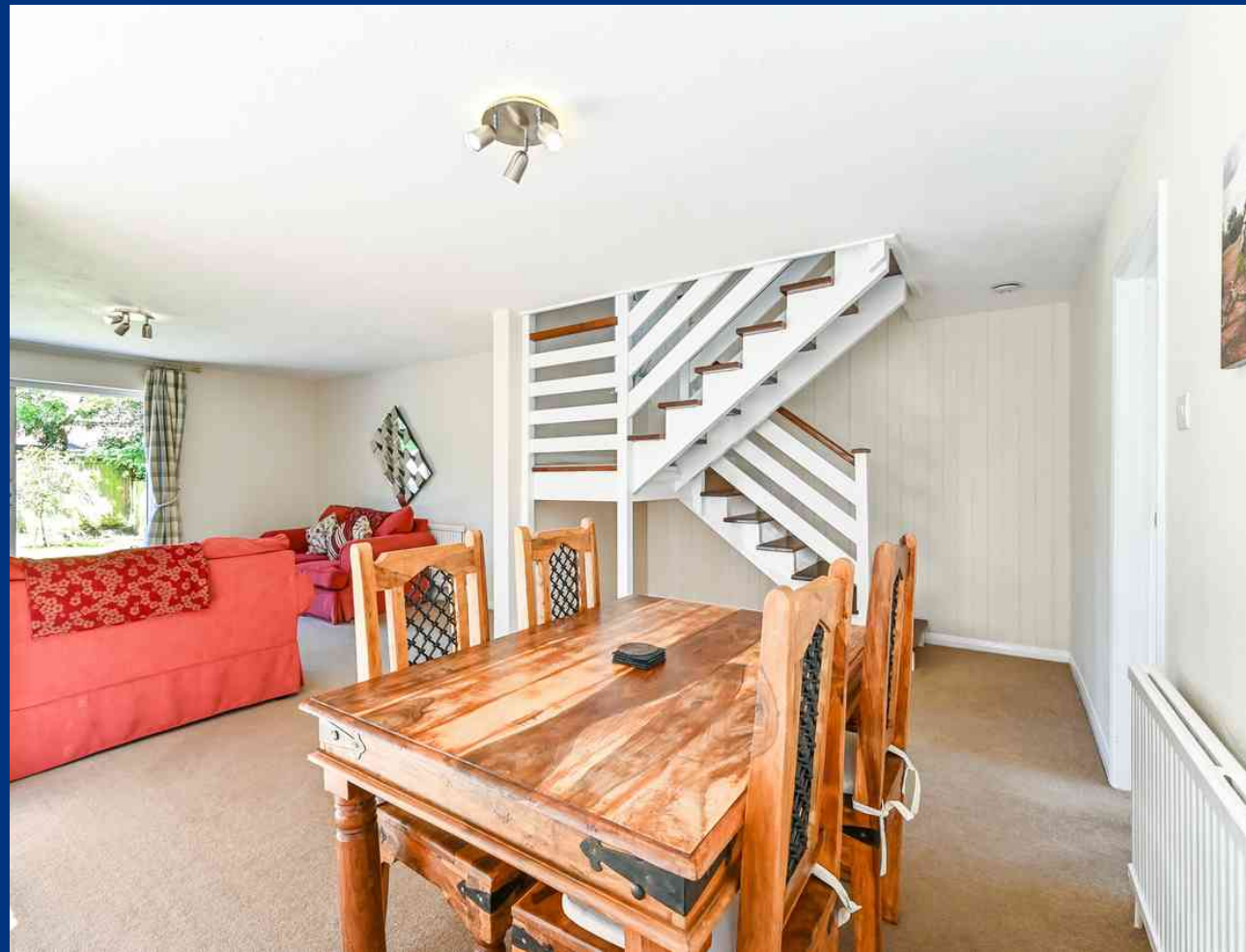


Bartley is a popular village, nestled in the heart of New Forest National Park. It boasts essential amenities like a Post Office, convenience store, junior school, and a local public house with a nearby garden center. With easy access to Junction 1 of the M27 at Cadnam (just around 1 mile away), swift connections to Southampton, Bournemouth, and Salisbury via A36 are ensured. Mainline railway stations at Totton (4 miles) and Ashurst (3 miles) offer direct routes to London Waterloo.

Entering the home through the covered entrance and UPVC glazed front door, the entrance hall welcomes you with its bright and neutral décor. A handy storage cupboard offers you a home for your coats and shoes, and right beside it, a convenient cloakroom boasts a washbasin, toilet, and a towel rail.

As you move further inside, an internal door opens to the spacious open plan dining and living area. Natural light floods in from both the patio doors leading to the garden and the glazed side door. A distinctive turning staircase adds a touch of character while offering storage space underneath.

The modern kitchen is a highlight, showcasing grey gloss cabinets paired with granite-effect work surfaces. Integrated appliances, including a pyrolytic self-cleaning oven, combi oven/Microwave, induction hob, extractor hood, wine cooler, and carousel corner storage unit, cater to your culinary needs. There's also provision for a dishwasher and an American-style fridge freezer. Additional convenience comes from a storage cupboard that houses the Worcester gas-fired central heating boiler.





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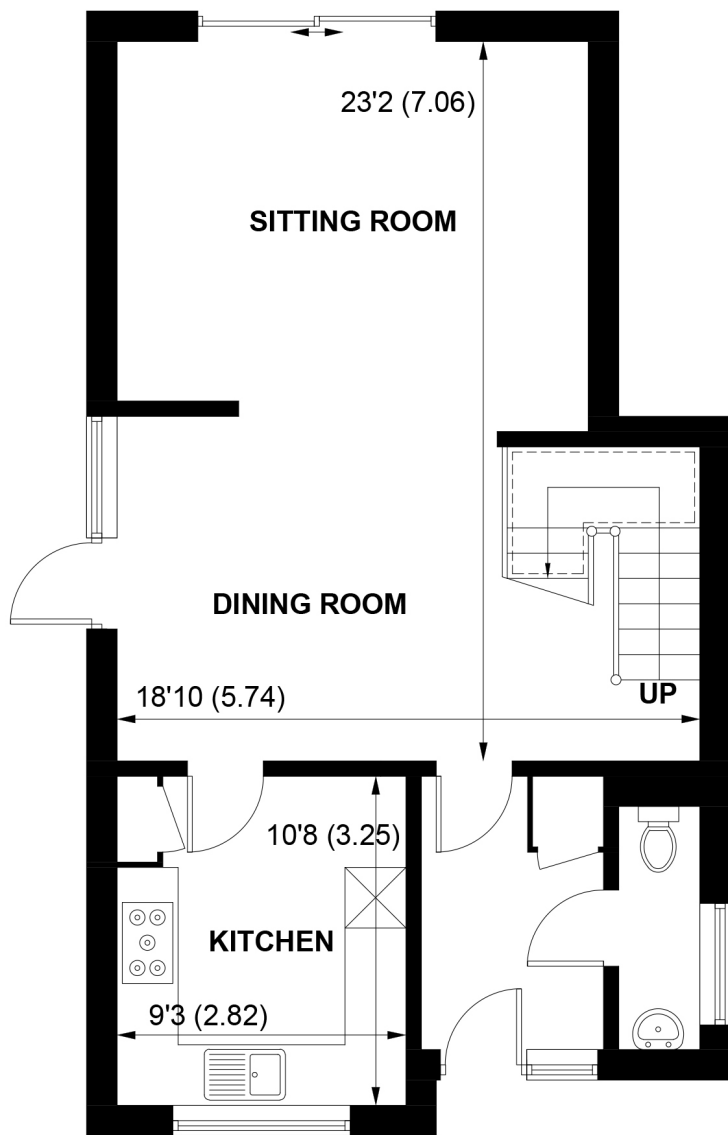


Upstairs, the galleried first-floor landing reveals a generously sized linen cupboard complete with a hanging rail and shelving. Each of the three bedrooms impresses with its ample space and built-in wardrobes, offering organized storage solutions. The family bathroom completes this level, equipped with a panelled bath featuring a mixer shower overhead, a dual flush toilet, a washbasin, and a heated towel rail.

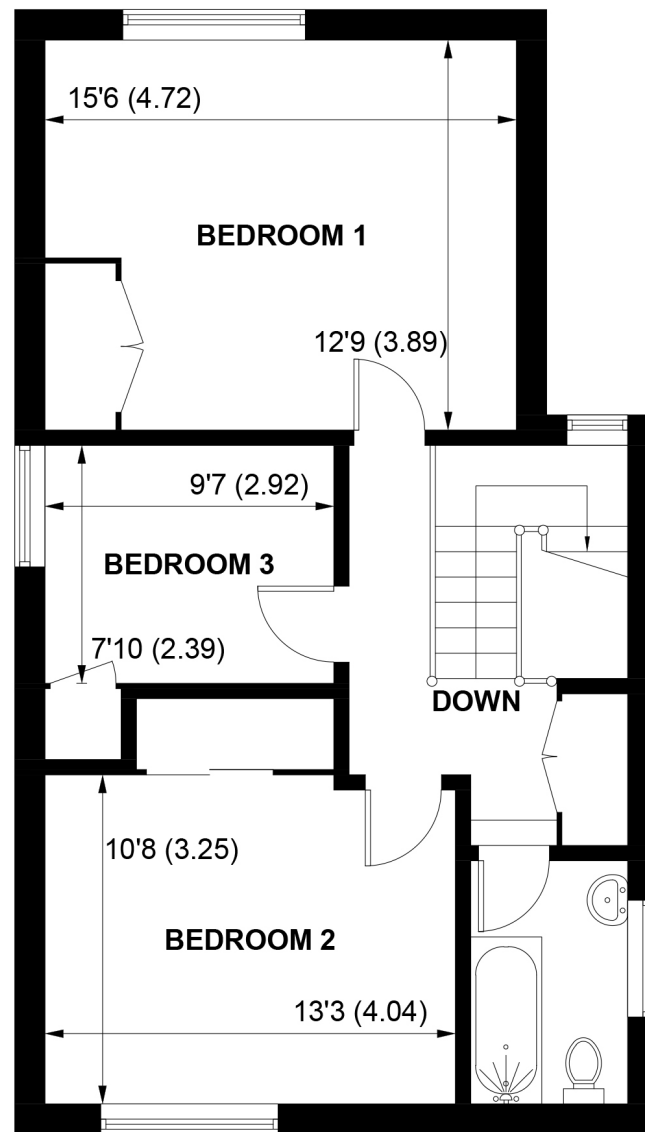
The front driveway is finished in neatly edged block paving, offering ample space for multiple vehicles. The driveway leads to the detached garage, equipped with power, light, and plumbing for a washing machine. Adjacent to the driveway, a well-maintained lawn is complemented by a brick wall along the front boundary.



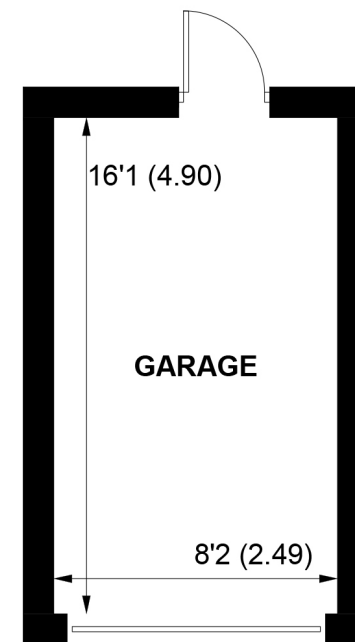
Passing through a secure side gate reveals the rear garden, where block paving gracefully extends around both the back and side of the property, creating an inviting area to bask in the sun and enjoy alfresco dining. The majority of the garden is dedicated to a meticulously tended lawn, enclosed by wood panel fencing, ensuring a safe and welcoming environment for both pets and children. For gardening convenience a water source and external power points are both available.



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1195 SQ FT / 111.0 SQ M**

**GARAGE = 148 SQ FT / 13.8 SQ M**

**TOTAL = 1343 SQ FT / 124.8 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

**Produced by Emzo Marketing**



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