



Treetops | £650,000  
Southampton Road, Bartley, Hampshire, SO40 2NA







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## Summary

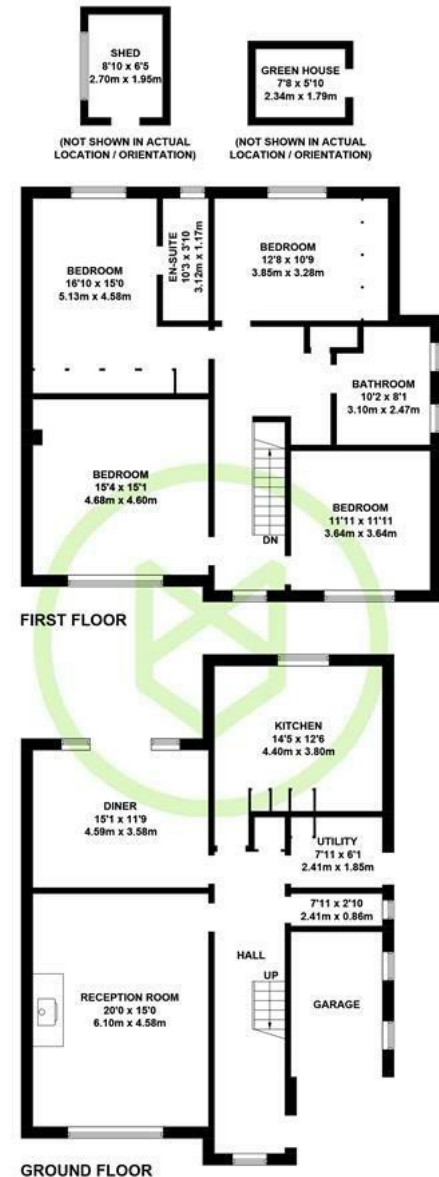
This attractive and detached family home is conveniently situated within the desirable New Forest village of Bartley with easy access to commuter links and village amenities. The spacious accommodation extends to over 2000 square feet and boasts four large double bedrooms with en-suite facilities to bedroom one. The impressive sitting room features a log burning stove, complemented by a separate dining room, stylish kitchen with integrated appliances and utility room. Off road parking is available on the gated block paved driveway as well as the integral garage. The mature and well stocked rear garden offers a pleasant and child friendly outdoor space to relax or entertain, set against a leafy treelined back drop.

## Features

- An attractive and detached Forest Home
- Over 2000 square feet of accommodation
- Desirable New Forest village location
- Four generous double bedrooms
- En-suite shower room to bedroom one
- Impressive sitting room and separate dining room
- Stylish fitted kitchen with integrated appliances
- Gated block paved driveway offering ample parking
- Integral garage
- Mature and child friendly rear garden

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B



**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 948 SQ FT / 88.1 SQ M**  
**(EXCLUDING GARAGE)**  
**FIRST FLOOR = 1087 SQ FT / 101.0 SQ M**  
**OUTBUILDINGS = 102 SQ FT / 9.5 SQ M**  
**TOTAL = 2137 SQ FT / 198.6 SQ M**  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1226458)

# Treetops,

## Southampton Road, Bartley, Hampshire, SO40 2NA

### Ground Floor

The composite and part glazed front door opens into the spacious and welcoming entrance hall with a useful cupboard for coats and shoes. The generous sitting room features a red brick fire surround with inset log burning stove as a focal point. The separate dining room overlooks the private rear garden and is flooded with natural light from the sliding patio doors and glazed units. The stylish kitchen breakfast room offers an extensive range of shaker style wall and base units with contrasting granite worksurfaces and breakfast bar. Integrated appliances include an eye level double oven, five burner gas hob with extractor hood over, fridge, freezer and dish washer. A separate utility room offers additional storage space with plumbing for white goods and access to the garden. Adjacent, the cloakroom is fitted with a wc and wash basin.

### First Floor

The open and galleried landing allows access to the loft space via a hatch and pull down ladder and also hosts the shelved airing cupboard. The four double bedrooms are generously proportioned with bespoke fitted wardrobes and dresser units to three of the bedrooms. Bedroom one boasts a fully tiled en-suite shower room with a large shower cubicle, wc, wash basin and heated towel rail.

### Parking

The gated and block paved driveway provides off road parking for several vehicles with an integral single garage fitted with an up and over door.

### Outside

A secure side gate accesses the enclosed and child friendly rear garden with a sculpted central lawn bordered by well stocked flower beds and a raised vegetable garden. A patio seating area abuts the rear of the property, ideal for entertaining with timber garden shed and greenhouse situated to the rear of the garden, all set against a leafy treelined backdrop.

### Location

The popular village of Bartley is situated within the the New Forest National Park offering acres of beautiful countryside to enjoy on the doorstep. 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 a comprehensive range of 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.

### Sellers Position

Buying on

### Heating

Gas fired central heating

### Infants & Junior School

Copythorne Ce Infant School & Bartley Ce Junior School

### Secondary School

Hounsdown Academy

### Council Tax

Band F - New Forest District Council

### Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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