



The Walled Garden Bartley Lodge | £1,650,000  
Cadnam, Hampshire, SO40 2NR





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# The Walled Garden Bartley Lodge

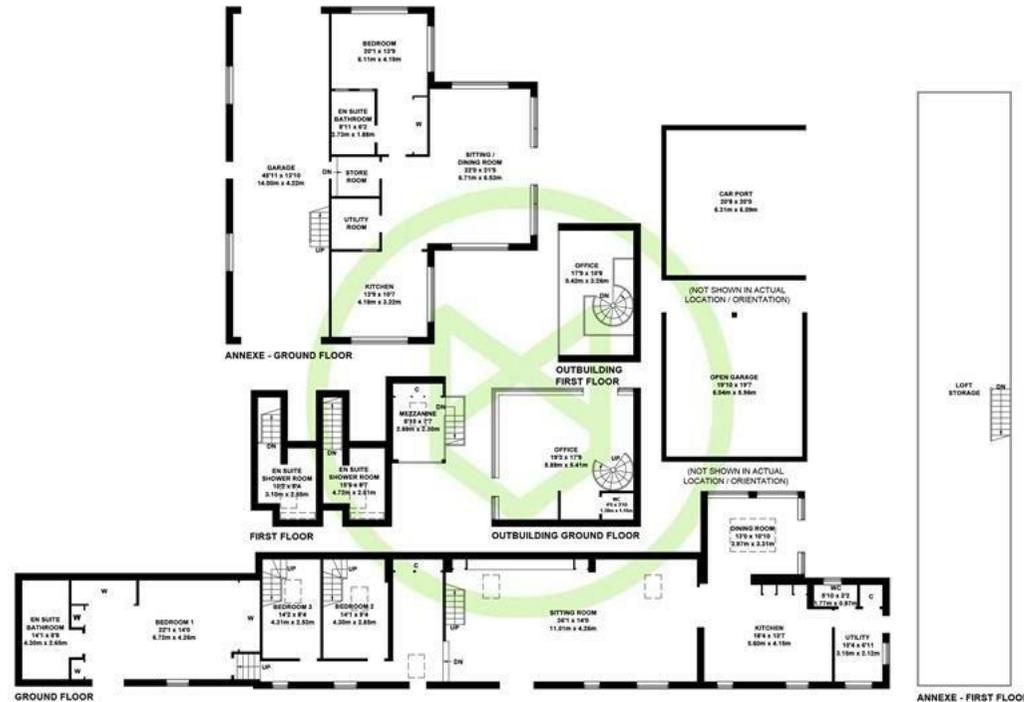
Cadnam, Hampshire, SO40 2NR

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# Summary

Discreetly situated in an idyllic location set within beautifully landscaped gardens extending to 1.2 acres is this stunning barn conversion with two additional dwellings, ideal for multi generational living. This impressive New Forest residence has been meticulously upgraded by the current owners, finished to an exceptional level throughout offering stylish open plan living in the primary residence with vaulted ceilings and exposed beams, a fully integrated luxury kitchen and adjoining glazed dining room. The impressive principal bedroom boasts bespoke fitted wardrobes and a spacious en-suite bathroom fitted with Porcelanosa sanitary ware and en-suite shower rooms to bedrooms two and three. Other features include a fitted speaker system, mood lighting, control 4 smart home automation system and solar panels. The detached annexe overlooks the grounds with a separate barn conversion currently utilised as office space creating a versatile arrangement of accommodation. Ample parking is available on the gated driveway complemented by a timber framed double car barn and tandem garage to host three vehicles.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 2101 SQ FT / 195.2 SQ M  
 FIRST FLOOR = 311 SQ FT / 28.9 SQ M  
 OUTBUILDING = 532 SQ FT / 49.4 SQ M  
 ANNEXE = 1623 SQ FT / 150.8 SQ M  
 GARAGE = 387 SQ FT / 36.0 SQ M  
 TOTAL = 4954 SQ FT / 460.3 SQ M  
 (EXCLUDING CARPORT)

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1230170)

# Features

- Stunning barn conversion with two additional dwellings approaching 5000 sqft of accommdoation
- Meticulously upgraded by the current owners to a high specification
- Private and landscaped gardens extending to approximately 1.2 acres
- Three luxury bedrooms in the main residence all with en-suite facilities
- Impressive open plan and vaulted reception area with exposed beams and media wall
- Stylish kitchen with a full range of integrated appliances and separate utility room
- Spacious one bedroom annexe overlooking the gardens with an additional annexe/home office
- Desirable New Forest village location with direct forest access
- Control 4 smart home automation system & solar panels generating an income
- No onward chain

# EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential D

# The Walled Garden, Bartley Lodge, Cadnam, Hampshire, SO40 2NR

## Accommodation

The attractive covered entrance and part glazed front door opens into the light and welcoming entrance hall with a cloaks cupboard and quality oak effect flooring complementing the crisp neutral decor. The stunning vaulted reception room features a mezzanine reading area with a floating oak stair case and glass balustrades. This impressive room boasts exposed timbers and a bespoke media wall with tv, sound bar and discreet storage all fitted with mood lighting and real flame remote fire. A sound system extends to all primary rooms via the 'Control 4' home automation system with wall mounted control pads situated throughout the property. French doors open to the beautiful gardens and a seating area with remote velux windows flooding the room with natural light. The stylish kitchen breakfast room adjacent is fitted with a range of luxury wall and base units with contrasting corian worksurfaces, central island and breakfast bar. An extensive range of integrated appliances include 2 x single ovens, induction hob, combi oven, coffee machine, dish washer, wine cooler and American fridge freezer. The adjoining utility room offers additional storage space with plumbing for white goods and access to the garden. A boiler cupboard houses the oil fired boiler with the cloakroom fitted with contemporary Porcelanosa sanitary ware. Open to the kitchen the glazed dining room with glass roof canopy overlooks a private garden and seating area. The generous master suite benefits from a range of bespoke built in wardrobes, a wall mounted tv and boiler cupboard. The luxury en-suite bathroom comprises a freestanding bath, dual wash basins mounted on individual vanity units, dual head shower and contemporary wc, all set on a marbled heated floor and marble panelled walls. The two additional bedrooms offer ground floor bedroom space, each complemented by a first floor en-suite shower room featuring large walk in showers, floating wash basin, wc and heated towel rail

## Parking

Extensive parking is available on the gated driveway extending to a timber framed double car barn. A tandem garage is positioned to the rear of the annexe which would comfortably host three vehicles.

## Outside

From the extensive parking area ornate cast iron gates open to the the impressive walled gardens with shaped and manicured lawns, neatly edged pathways and a central ornamental pond with feature water fountain. An additional gated private garden provides a secluded area to entertain or relax with paved seating areas, sculpted lawns and mature hedgerow borders. Solar panels are discreetly positioned on the far corner of the garden generating an annual income.

## Annexe

The impressive detached annexe enjoys an elevated position with panoramic views over the gardens, also having been upgraded in recent years. The open plan living area features a spacious sitting area with ample room for dining with the open kitchen adjacent. A range of white gloss units are complemented by granite work surfaces and a full range of integrated appliances. A separate utility room provides additional storage and plumbing for white goods. The dual aspect double bedroom boasts an en-suite bathroom and fitted wardrobes. A rear lobby allows access to the tandem garaging with stairs to the loft space and double doors either end.

## Office / Annexe 2

Currently utilised as office space this attractive converted barn was previously used as an annexe offering a versatile and adaptable space. The ground floor boasts an open reception area with cloakroom and a spiral staircase ascending to a mezzanine office space/bedroom. A timber garden store is positioned to the rear.

## Location

The Walled Garden enjoys a wonderfully private setting within the open New Forest offering thousands of acres of historic countryside to enjoy on the doorstep. Cadnam enjoys a number of well regarded public houses and eateries with a comprehensive range of amenities available in the nearby market town of Romsey or the village of Lyndhurst. Local schooling is available in the neighbouring villages of Copythorne and Bartley and falls within catchment for Hounslowdown Secondary School. Direct rail links to Waterloo are just a five minute drive away at Ashurst or Totton with Southampton Airport Parkway a fifteen minute drive away.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers position

No onward chain

## Heating

Main house - Oil fired central heating

## Infants & Junior School

Copythorne Ce Infant School & Bartley Ce Junior School

## Secondary School

Hounslowdown Academy

## Council Tax

The Walled Garden - Band E - New Forest District Council

Annexe 1 - Band A

Annexe 2/Office - Band A

## Directions

From Cadnam roundabout head towards Lyndhurst on the A337. After a short distance turn left signposted Bartley Lodge Hotel. The property is on the left hand side.

## 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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