



£410,000

HenshawFox



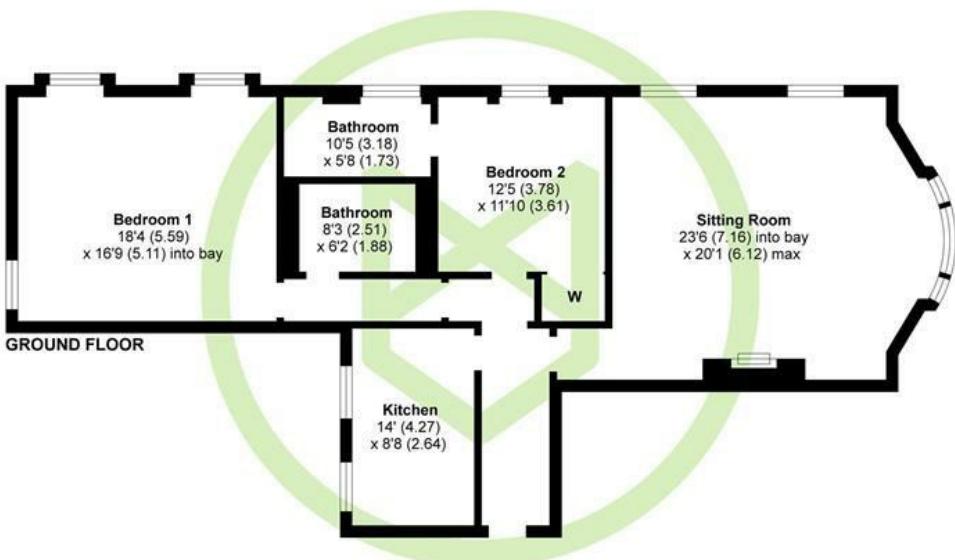
**1 Beechwood House, Beechwood Road**  
Bartley, Southampton, Hampshire, SO40 2LP

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Approximate Area = 1328 sq ft / 132 sq m

For identification only - Not to scale



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## Summary

This impressive first floor apartment forms part of a grade II listed country house set in private grounds approaching one acre in the desirable village of Bartley enjoying stunning scenery with the open forest on the doorstep. Presented in excellent order the accommodation boasts a dual aspect drawing room with a modern fitted kitchen and two large double bedrooms both enjoying en-suite facilities. The friendly residents regularly organise social events including drinks on the lawn and Christmas Carols in

## Features

- An impressive grade II listed first floor apartment
- Forming part of Georgian Country House
- Situated within private grounds of approx one acre in the New Forest National Park
- Two generous double bedrooms both boasting stylish en-suite facilities
- Dual aspect drawing room enjoying elevated views
- Allocated parking, vegetable garden and herb garden
- Remainder of a 125 year lease with a share of the freehold
- No onward chain

**EPC Rating:**  
Energy Efficiency Rating  
**Current null**  
**Potential null**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.  
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## Accommodation

### Accommodation

A sweeping staircase from the grand entrance hall ascends to a private landing with secure front door to the apartment opening into a welcoming entrance hall. To the left is the stylish and modern fitted kitchen/breakfast room fitted with a range of integrated appliances. The impressive drawing room enjoys a dual aspect with far reaching views over the adjoining countryside and features a log burning stove as a focal point to the room. The two bedrooms are generous doubles both benefiting from fully tiled en-suite facilities, fitted with quality sanitary ware with a walk in shower to the principal bedroom and a bath to bedroom two. An extensive range of wardrobes are fitted to the principal bedroom.

### Outside

The main entrance and gravel driveway extend to the front of the main house which borders the expanse of lawn which is available for use by all the residents which include a vegetable patch and herb garden with storage shed.

### Parking

A large parking area at the front of the main house offers two allocated parking spaces with additional visitor parking available.

### Location

The desirable village of Bartley is located within The New Forest National Park offering miles of beautiful walks and bike rides on the doorstep as well as places of interest and natural beauty. A comprehensive range of amenities include well regarded local schooling for all ages, village shop, public house, easy access to the motorway networks and direct access to London Waterloo via Totton, Ashurst or Southampton Airport Parkway.

## Outside

Text to be placed here

## Parking

Text to be placed here

## Location

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### Terms and Conditions

Terms and Conditions 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. It should not be assumed that the property remains the same as shown in the photographs

## Additional Information

Text to be placed here

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