

Willow House

Southampton Road, Bartley, SO40 2NA

SPENCERS
NEW FOREST



WILLOW HOUSE

SOUTHAMPTON ROAD • BARTLEY

A desirable family home set within this sought after village on the North East fringes of the New Forest National Park within close proximity of Southampton and the motorway networks, yet moments away from the open forest.

The property offers good sized accommodation with scope to further extend (STP) with the benefit of superb gardens to the rear backing onto the highly coveted Bartley Primary School and housing a number of useful outbuildings with extensive off street parking to the front.

£575,000

3 3 1





The Property

Thought to have been built in the 1950's the property offers generous rooms with high ceilings and features befitting of the era.

The entrance leads into a generous hallway with stairs leading up to the first floor and herringbone style flooring and a cloakroom is set off this area.

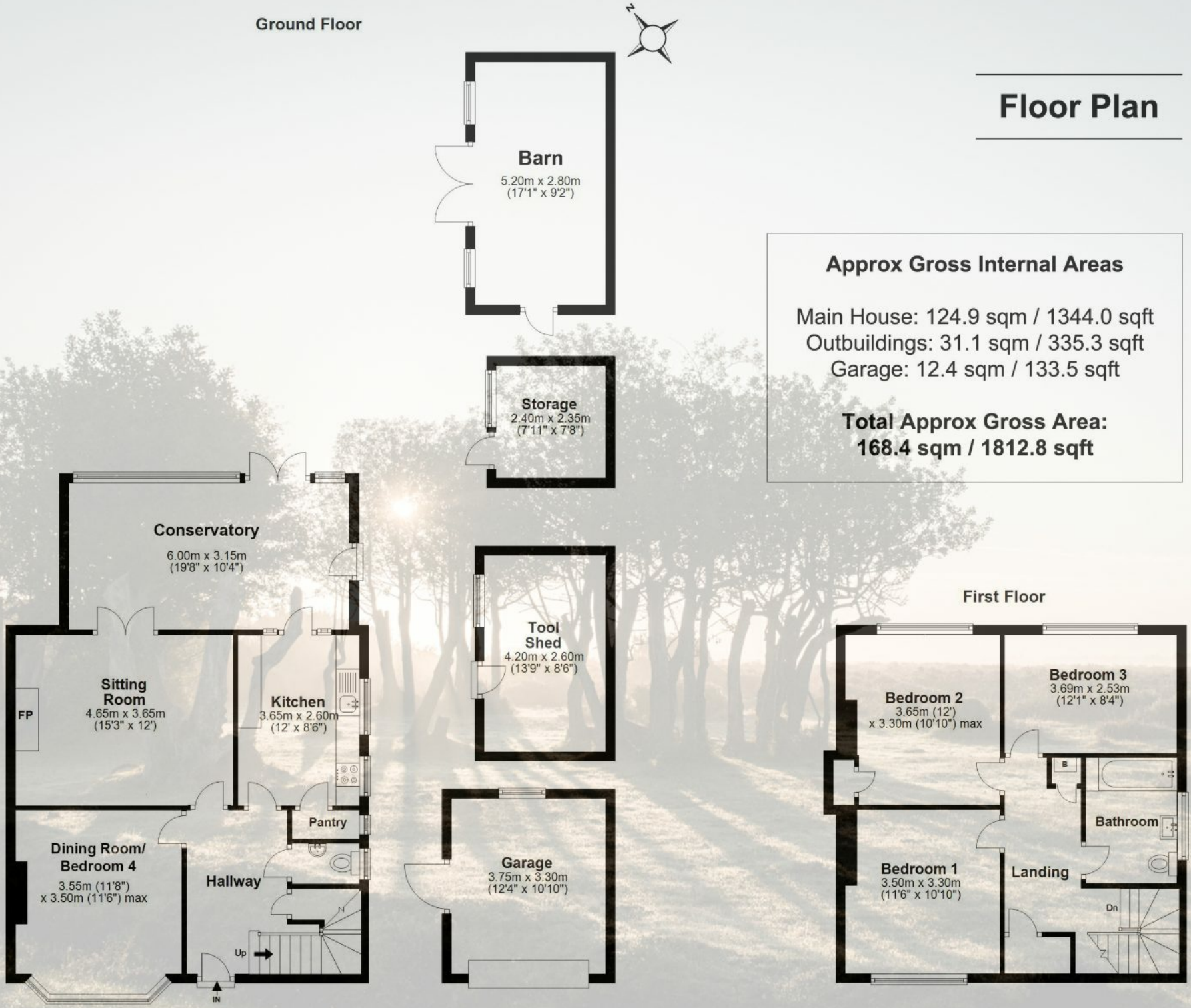
A dining room is set to one side with front splay bay windows with a chimney breast and which could be utilised as a fourth bedroom.

The herringbone style flooring runs through to a well fitted kitchen set at the rear of the property with side aspect windows and a range of shaker style units at base and wall level with coordinating worksurfaces and a useful pantry cupboard. Built in appliances include an induction hob and built under oven with space and plumbing for a dishwasher and fridge/freezer.





Floor Plan



Approx Gross Internal Areas

Main House: 124.9 sqm / 1344.0 sqft
Outbuildings: 31.1 sqm / 335.3 sqft
Garage: 12.4 sqm / 133.5 sqft

Total Approx Gross Area:
168.4 sqm / 1812.8 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.











The Property Continued…

From here a door leads into a large conservatory with extensive glazing affording views across the rear and French doors lead out to the garden. The conservatory links into the sitting room via double doors.

The sitting room features a central fireplace with wood burning stove set on a brick hearth with wooden mantel above and benefits from wooden flooring.

The first floor landing is a good size with eaves storage and airing cupboard and large stair window and gives access to the three double bedrooms and family bathroom.

Bedroom one is set to the rear with elevated views across the garden and eaves storage with bedroom two set at the front of the property, again a good sized double room whilst bedroom three is set at the rear and currently houses a sauna which will be disposed of by the seller.

The bathroom offers a bath with shower fitments set over, along with a WC and wash hand basin.

Grounds & Gardens

The rear garden is a particular feature of the property, predominantly laid to lawn with mature shrubs, trees and planting to borders and feature beds.

Immediately abutting the property there is a gravelled area ideal for seating with path that leads to the lawned areas, a further paved seating area and extensive outbuildings which include a detached garage, tool shed, storage shed and large detached barn.

To the front of the property there is extensive parking for several cars set back from the road.











Agents Note

We understand there is lapsed planning for a double storey rear extension.

Services

Tenure: Freehold
Services: All mains services connected
Energy Performance Rating: TBC
Council Tax Band: E

Directions

From Lyndhurst proceed along the A337 towards Cadnam and after approximately 3 miles take the 3rd exit off the roundabout onto the A336 Southampton Road. Proceed for approximately half a mile and at the Haywain public House continue over the crossroads and the property can be found after approximately 8 houses on the left hand side.

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 fitments, 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA
T: 01590 622 551 **E:** brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk