



2 Nichols Corner, Brockishill, Bartley, SO40 2LN

Winkworth



BEAUTIFUL FAMILY HOME IN AN IDYLIC NEW FOREST SETTING

This spacious three-bedroom semi-detached property is in the popular village of Bartley. Located within the boundaries of the New Forest National Park, providing stunning countryside. Bartley has two highly regarded schools within the area, Bartley Junior School and Houndsdown Secondary School. Bartley itself offers a wide range of amenities including a village hall, shop, hairdressers and local pubs. Further amenities can be found in the local villages of Lyndhurst and Ashurst. 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.

This beautifully presented property has panoramic views of the stunning new forest countryside. Having been refurbished and extended by the current owners throughout their ownership, the property is in move-in condition. You enter the property through the hall which leads you to the cosy living room with a feature fireplace. To the rear of the property is the open plan kitchen/dining room. The shaker-style kitchen is fitted with eye and base level units with dual aspect views overlooking the grounds of the property. The dining room has French doors which open out to a paved area, perfect for a summers evening. The ground floor is completed with a spacious utility room with side access to the garden and a W.C. To the first floor there are three bedrooms. The primary bedroom benefits from an en-suite and fitted wardrobes. The remaining bedrooms share use of the modern family bathroom, with bedroom two benefitting from a fitted wardrobe too.

Outside, you can't fail to be impressed by the stunning views. The plot which is approaching 0.75 of an acre is surrounded by views of The New Forest countryside and is mainly laid to lawn bordered with hedgerow. An additional outbuilding compliments the grounds offering plenty of storage and could be converted to ancillary accommodation/office space subject to the relevant new forest planning regulations. The property has a shared driveway for multiple cars.

- Private septic tank
- Standard broadband available
- Council tax band 'D' - New Forest District Council
- Vendors are suited







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**Address: 2 Nichols Corner,
Brockishill, Bartley, SO40 2LN**

Council Tax Band: 'D' New Forest DC

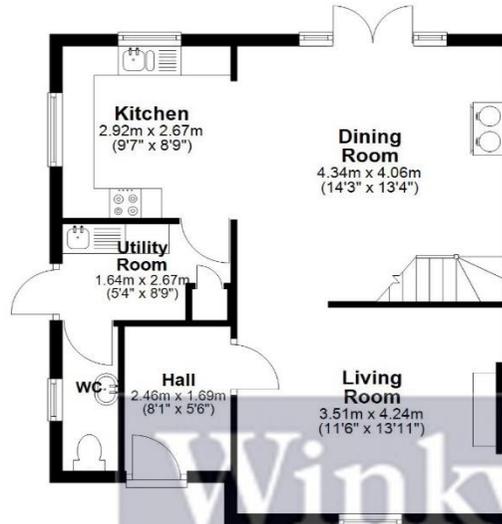
EPC: TBC

Tenure: Freehold



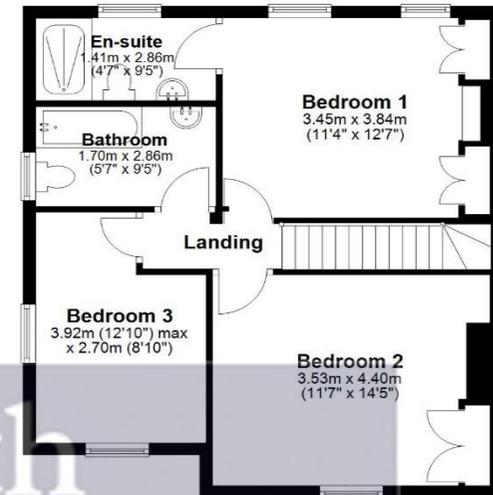
Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



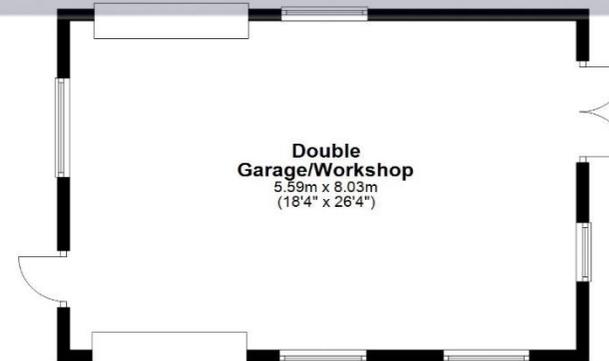
First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Outbuilding

Plus garages, approx. 44.8 sq. metres (482.8 sq. feet)



Main area: Approx. 108.1 sq. metres (1163.3 sq. feet)

Plus garages, approx. 44.8 sq. metres (482.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
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