







## New Inn Road, Bartley, Southampton, Hampshire, SO40 2LR

*A captivating architectural masterpiece built in 1901, embodies the late Victorian era's charm, while seamlessly integrating modern elegance.*



- Five bedroom imposing Victorian residence
- Situated on 1.5 acres of landscaped gardens
  - Impressive foyer / entrance hall
  - 25ft indoor swimming pool
  - Modern kitchen with Aga
- Coach house with stables, storage sheds, and a pool pump room



## ACCOMMODATION

Accessible via a private gated driveway, Rockram House exudes grandeur and sophistication. Upon entering through the entrance porch, you are greeted by an impressive foyer/entrance hall featuring a majestic staircase and a fireplace with a cosy log burner. This space serves as the gateway to all ground floor accommodations, including the sitting room, drawing room and morning room each offering period features and enchanting views of the lush gardens. The modern, yet elegant kitchen/breakfast room, adorned with Italian marble/quartz work surfaces, boasts an AGA cooker and integrated appliances, retaining the property's character with its original servants' bell board. Adjacent to the kitchen is a convenient utility room leading to a naturally sunlit lobby and a luxurious 25ft indoor swimming pool, heated by an air source heat pump. Ascending the grand staircase, the first floor reveals five double bedrooms, two of which feature ensuite bath/shower room facilities, while a modern family bathroom caters to the remaining bedrooms. Outside, an electric gated system grants access to the driveway, leading to the garage and parking areas situated to the side of the property. Rockram House is centrally positioned within its plot, surrounded by meticulously landscaped gardens featuring lush lawns, mature shrubs, perennial flowers, ornamental trees, and flower beds. A magnificent fountain and pillared stairs adorn the brick set terrace, leading to the front of the property. Toward the rear, the coach house/garage/stables offer additional functionality, featuring two stables equipped with water feeding stations, feed boxes, and Victorian-style enclosures. Additional amenities include storage sheds, a composting area, and a pool pump and servicing room. With its blend of timeless Victorian charm, modern amenities, and idyllic surroundings, Rockram House offers an unparalleled lifestyle opportunity, situated within easy reach of the motorway, train network, local amenities, and the natural beauty of the New Forest National Park. Experience luxury living at its finest in this architectural gem.



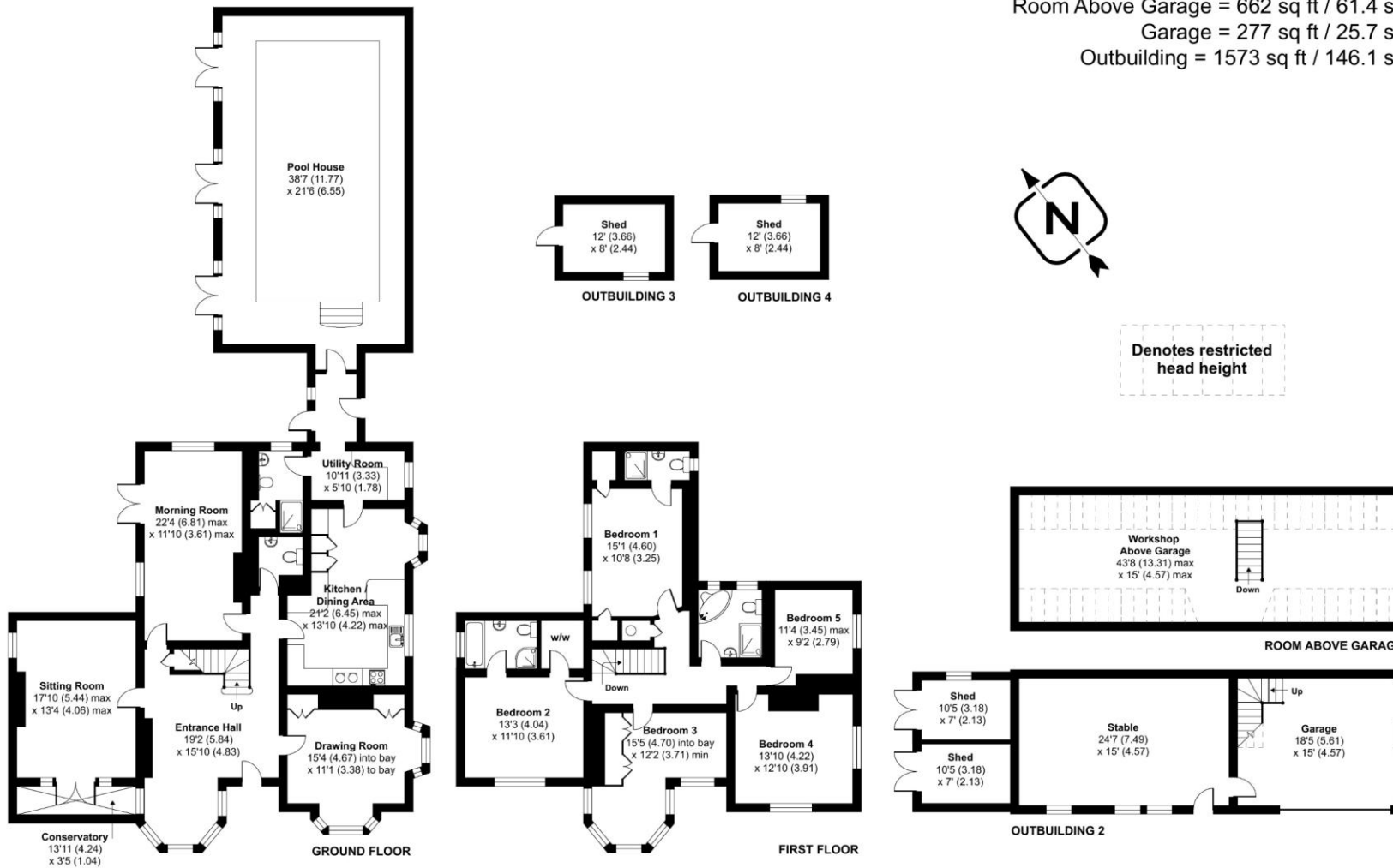
## SITUATION

Nestled on the north-eastern fringe of the picturesque New Forest National Park. The charming village of Bartley boasts a vibrant community atmosphere, with a village hall/ community centre, the Bartley post office and The Haywain Pub. Nearby Lyndhurst and Romsey expand the dining and entertainment options, providing residents with a wider selection of restaurants and leisure activities to explore. The New Forest itself serves as a playground for outdoor enthusiasts, with its vast expanse of open terrain readily accessible for scenic walks and exhilarating horseback riding adventures. Nature lovers will delight in the abundance of wildlife and serene landscapes that characterize this enchanting area. For those seeking urban amenities, the vibrant city of Southampton lies to the east, offering an extensive range of retail outlets, entertainment venues, and cultural attractions. Transportation links are excellent, with Junction 2 of the M27 motorway providing easy access to the M3 motorway, facilitating convenient travel to London and the M25. Additionally, the nearby villages of Ashurst and Totton offer direct rail connections to London Waterloo, making commuting a breeze for residents.





Approximate Area = 2948 sq ft / 273.8 sq m  
 Limited Use Area(s) = 317 sq ft / 29.4 sq m  
 Room Above Garage = 662 sq ft / 61.4 sq m  
 Garage = 277 sq ft / 25.7 sq m  
 Outbuilding = 1573 sq ft / 146.1 sq m



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	<b>70</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093430





**LOCAL AUTHORITY**

New Forest District Council  
Council Tax Band G

**GUIDE PRICE £1,600,000**

**TENURE**

Freehold

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21a Market Place, Romsey, Hampshire, SO51 8NA  
[romsey@chartersestateagents.co.uk](mailto:romsey@chartersestateagents.co.uk)