



*21 Greenacre, Barton on Sea, BH25 7BS*

*£725,000*

**Mitchells**  
1963 — TODAY







*21 Greenacre  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BS*

An immaculately presented three bedroom, two reception room, high quality detached bungalow set on a fantastic private plot in this prime residential location, within easy reach of Barton on Sea clifftop and beach. Other features include a superb, large UPVC double glazed conservatory, a useful separate utility room, a spacious double aspect sitting room, and excellent decorative order throughout. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Conservatory
- Three Bedrooms
- Bathroom
- Cloakroom
- Off Road Parking
- Detached Garage
- Private Gardens





## The Property

Entrance hall with storage cupboard and trap to the roof space, with pull down ladder.

Lovely double aspect and spacious sitting room with a feature UPVC double glazed bay window, timber fire surround with stone backing and hearth, and an inset flame effect fire.

Separate dining room with tile effect flooring and a pleasant outlook to the front.

Kitchen fitted with a range of timber effect wall and base units with a contrasting worktop and inset sink unit. Integrated double electric oven, four burner gas hob, extractor, fridge and dishwasher, along with part-tiled walls and under cupboard lighting.

Useful separate utility room with a further range of timber effect storage units, sink unit with mixer tap over, space for washing machine and tumble dryer, wall mounted Vaillant gas fired boiler, and access to both the front and rear gardens.

Three good sized bedrooms, with the master bedroom having an excellent range of built-in bedroom furniture.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched glass roof, twin casement doors onto the decking, tiled flooring and a lovely private outlook over the rear garden.

Cloakroom fitted with a white suite.

Bathroom comprising a panelled bath with mixer tap and shower attachment over, wash basin, WC, fully tiled shower cubicle with thermostatically controlled shower, recessed ceiling spotlights, and extractor fan.







## Gardens & Grounds

The property sits on a lovely mature plot, with the front garden being laid mainly to shingle, providing off road parking for a number of vehicles, with colourful flower and shrub borders and a low brick wall dividing it from the pavement.

Single garage with pitched roof, up and over door, power and light.

Adjoining the rear of the property is an area of raised timber decking, with the remainder laid mainly to well-kept lawn, with raised rockery, mature borders, two timber garden sheds, all enjoying a high degree of privacy and seclusion.

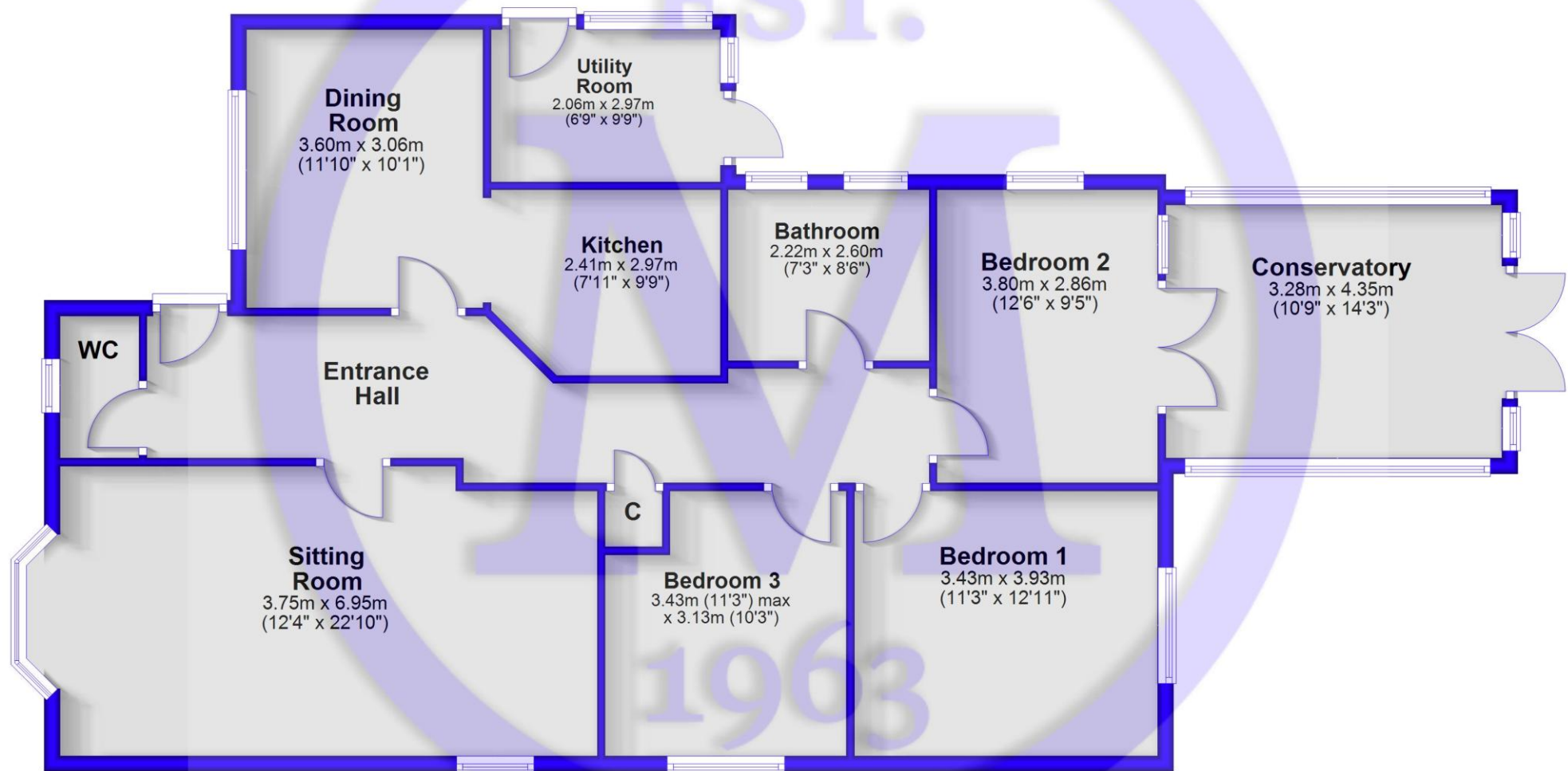


## Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

## Floor Plan

Approx. 127.9 sq. metres (1377.2 sq. feet)



Total area: approx. 127.9 sq. metres (1377.2 sq. feet)

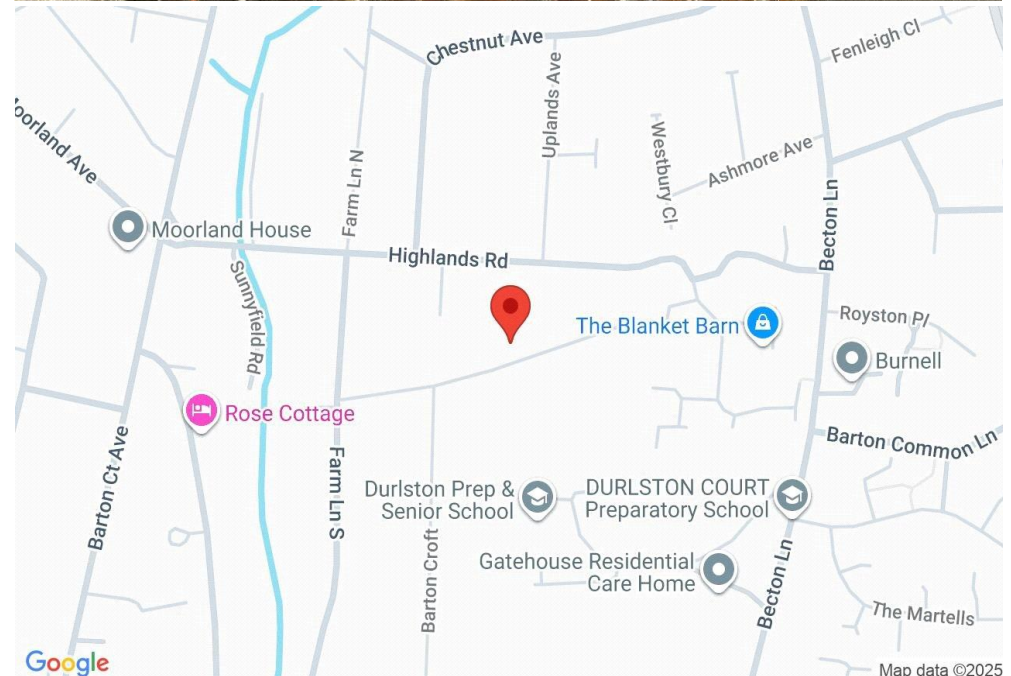


## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

## Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road. At the crossroads, continue straight across into Barton Court Avenue. Take the second turning on the left into Highlands Road, then the second turning on the right into Farm Lane South, and the first left into Greenacre, where the property will be found on the left hand side.







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