



33 Barton Court Avenue, Barton on Sea, BH25 7EP

£830,000

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*33 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7EP*

This fantastic, characterful four bedroom family home is situated approximately halfway between Barton on Sea clifftop and beach, and New Milton town centre. The property offers bright and versatile accommodation, with features including two fantastic reception rooms, a high specification kitchen and bathroom, a separate study/ground floor bedroom, a utility room, and a secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Utility Room
- Sitting Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Ground Floor Study/Bedroom Five
- Four First Floor Bedrooms
- Family Bathroom
- Double Tandem Garage
- Driveway
- Secluded Garden



The Property

Entrance hall with solid wood flooring, stairs to the first floor landing, and an understairs storage cupboard.

Ground floor cloakroom with a modern suite comprising a WC, a wash hand basin, and an extractor fan.

The sitting room is situated at the front of the property, with an attractive bay window, a working open fire with a marble hearth and timber surround, a wall mounted TV aerial point, and a continuation of the solid wood flooring.

The dining/family room benefits from a bright double aspect with a feature bay window to the side, double casement doors leading out to the patio and rear garden, a feature open fire with a marble hearth and timber surround, and a TV aerial point.

The kitchen has been recently refitted with high quality shaker style wall and base units, a contrasting quartz worktop, and a Butler style one and a half bowl sink with a mixer tap over and drainer. Integrated appliances include two undercounter ovens, a four burner gas hob with an extractor fan over, a tall stand up fridge/freezer, and a dishwasher.

This opens through to the breakfast room, which offers fantastic views over the rear garden, double casement doors out to the patio, and access through to the internal hallway.

Utility room with a wall mounted Worcester boiler, space and plumbing for a washing machine and tumble dryer, and additional storage.

Ground floor study/fifth bedroom, if required, with a bright double aspect, double casement doors onto the patio, a fantastic range of built-in storage, useful shelving, a wall mounted TV aerial point, and a desk.

Integral garage with an up and over door, power, light, and measuring approximately 27ft long.

First floor landing with a bright double aspect, feature stained glass windows, a hatch to the loft space, and an airing cupboard housing a radiator and slatted shelves for storage.

Four lovely sized bedrooms, three of which are generous doubles, with the master bedroom benefiting from an excellent range of built-in storage, views over the rear garden, and a built-in shower.

Family bathroom with a modern suite comprising a WC with a hidden cistern, a wash hand basin with mixer tap and storage beneath, a panelled bath, a chrome heated towel rail, and a timber effect medicine cabinet.





Gardens & Grounds

To the front of the property, there is a shingle driveway providing off road parking for approximately four to five vehicles.

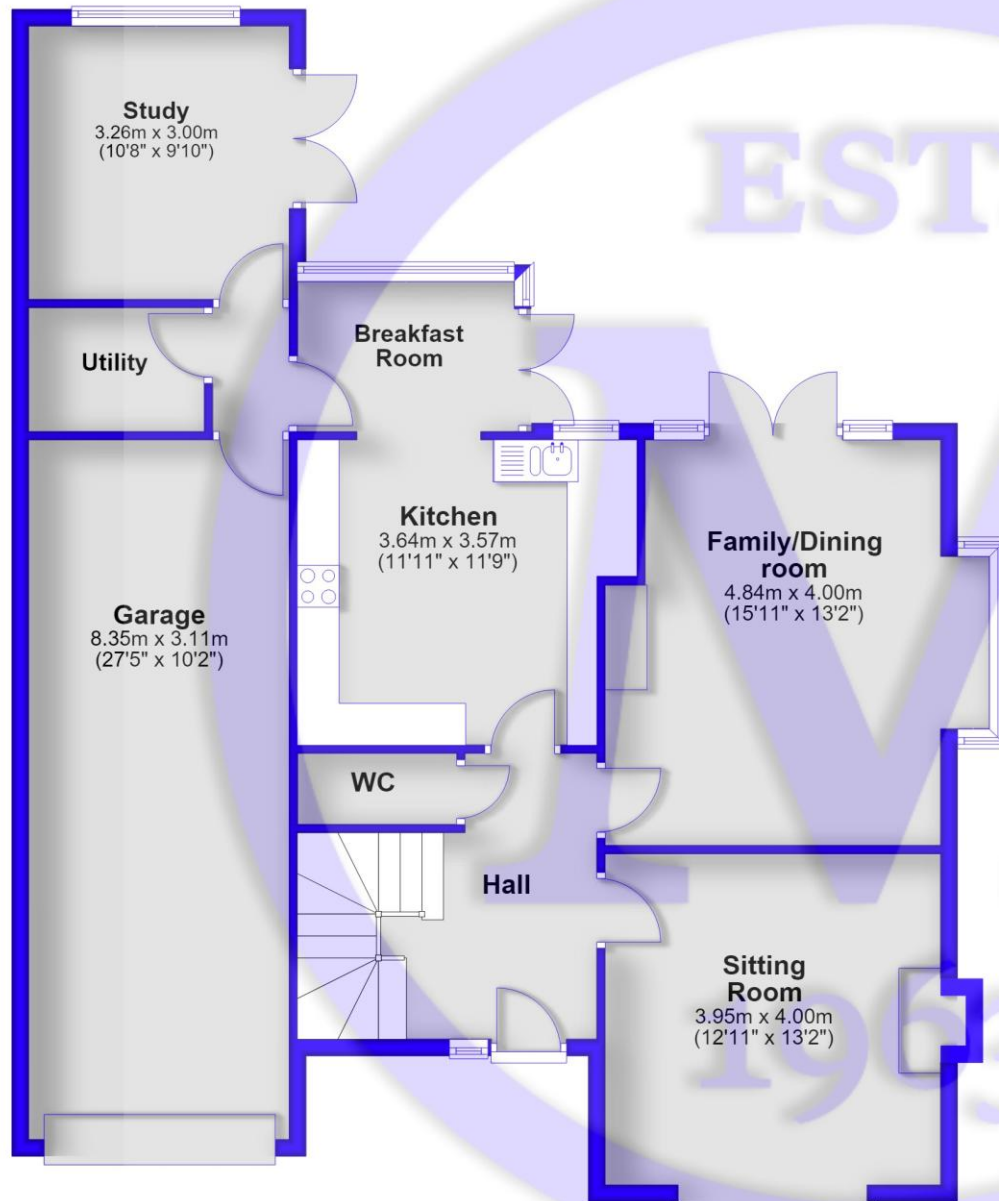
The rear garden is extremely private and secluded, with high level planting, a large patio area, and the remainder of the garden laid to lawn with mature, colourful planting.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: F
- Energy Performance Rating: D

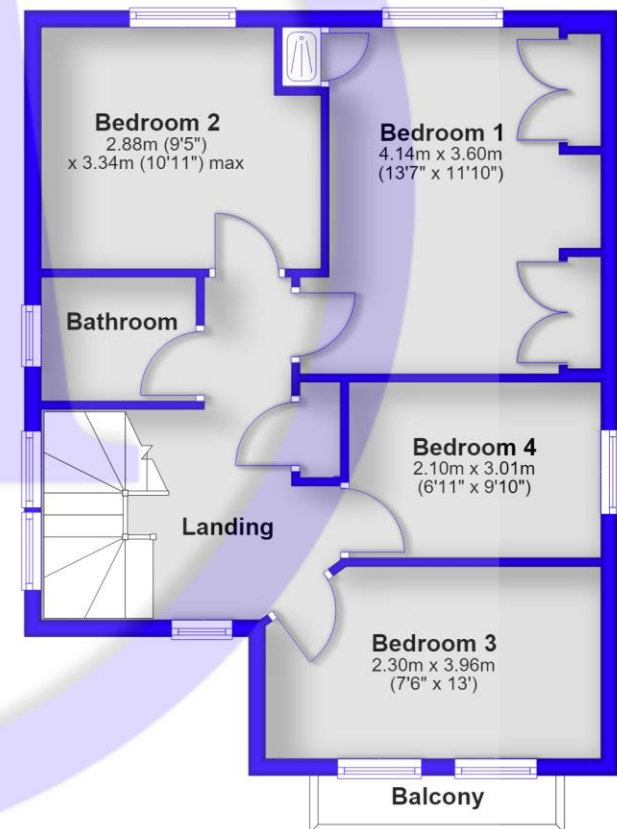
Ground Floor

Approx. 110.5 sq. metres (1189.9 sq. feet)



First Floor

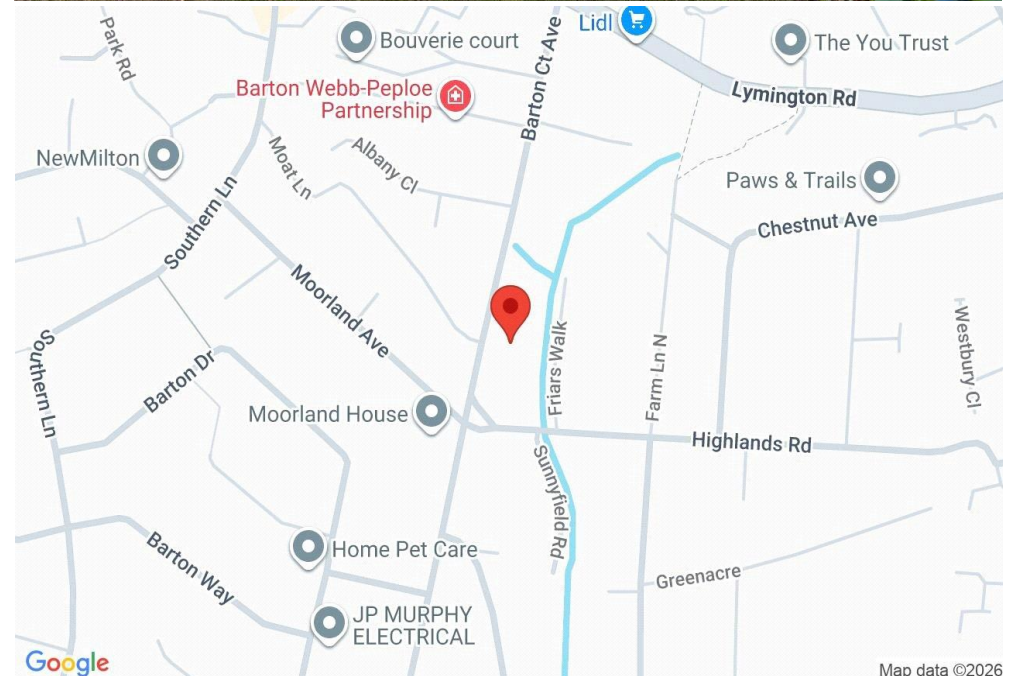
Approx. 53.9 sq. metres (579.9 sq. feet)
(excluding Balcony)



Total area: approx. 164.4 sq. metres (1769.8 sq. feet)

Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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