



*5A Lynric Close, Barton on Sea, BH25 7DG*

*£850,000*

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*5A Lynric Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7DG*

This stunning four double bedroom detached house is situated at the head of Lynric Close, just a short walk from Barton on Sea clifftop, beach, and Long Meadow. The property offers bright and versatile accommodation, with features including two generous reception rooms, two en-suite bedrooms, a double garage, and a south facing garden.

- Entrance Hall
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Ground Floor Cloakroom
- Ground Floor Double Bedroom With An En-Suite & Dressing Room
- Three First Floor Double Bedrooms With The Master Benefitting From An En-Suite & Dressing Room
- Shower Room
- Double Garage & Spacious Driveway
- Secluded South Facing Garden



# The Property

Entrance hall with timber effect flooring, stairs to the first floor landing, and stairs down to the double garage and ground floor bedroom.

The kitchen is fitted with a range of modern timber effect wall and base units, a contrasting quartz worktop, a one and a half-bowl sink with a mixer tap and drainer, a UPVC window, a Velux window, and a utility area with an additional sink and mixer tap. Integrated appliances include a full length fridge, a dishwasher, a range style cooker with a quartz splashback and an extractor fan above, and plumbing for a washing machine, along with a breakfast bar and an archway leading through to the garden room.

The garden room has tiled flooring, large UPVC windows, and a sliding door leading out to the patio and rear garden.

The sitting room benefits from a bright double aspect with a feature bay window to the front, an inset gas fire with a stone surround and hearth, a TV aerial point, sliding patio doors onto the rear garden, and an archway leading through to the dining room.

The dining room features a bay window to the front, ample space for furniture, a glazed door leading to the hallway, and a glazed serving hatch through to the kitchen.

The ground floor double bedroom has sliding doors onto the patio and rear garden, a TV aerial point, and an archway leading through to the dressing area, which offers generous built-in storage, a UPVC window, and access to the en-suite.

The en-suite comprises a panel bath with a mixer tap, a WC, a wash hand basin with a mixer tap and storage beneath, a wall mounted mirror, and a UPVC window.

The ground floor cloakroom has a modern suite comprising a wash hand basin with a mixer tap and storage beneath, a WC with a hidden cistern, a chrome heated towel rail, part tiled walls, and a mirror with a built-in light.

A door from the hallway leads through to the double garage, which has two single garage doors, an electrical consumer unit, a gas fired boiler, and a water softener.

Generous first floor landing with an airing cupboard housing the hot water tank, with slatted shelves for storage and a light.

The family shower room has a modern suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a wall mounted mirror with a built-in light and shaver point, a walk-in double shower with thermostatic shower fittings and a glass shower screen, a heated towel rail, and a UPVC window.

There are three spacious double bedrooms, with bedrooms one and two both benefitting from built-in storage. Bedroom two enjoys views over the front garden. The master bedroom is situated to the rear, offering fantastic views over the sunny south facing garden, and is particularly spacious with an archway leading through to the dressing area with built-in storage and its own en-suite bathroom.

The en-suite comprises a panel bath with a mixer tap, a WC, a wash hand basin with a mixer tap and storage beneath, and a mirror with a light and shaver point.





## *Gardens & Grounds*

To the front of the property is a block paviour driveway, accessed via two timber gates, which offers generous parking and provides access to the double garage. Four block paviour steps lead up to the front door. The remainder of the garden is laid to artificial grass, with mature and colourful borders, and is extremely private and secluded.

The rear garden is a particular feature of this property, with a split level patio, a sunny south facing aspect, an artificial grass lawn for ease of maintenance, mature and colourful borders, and high level fencing, making it extremely private and secluded.

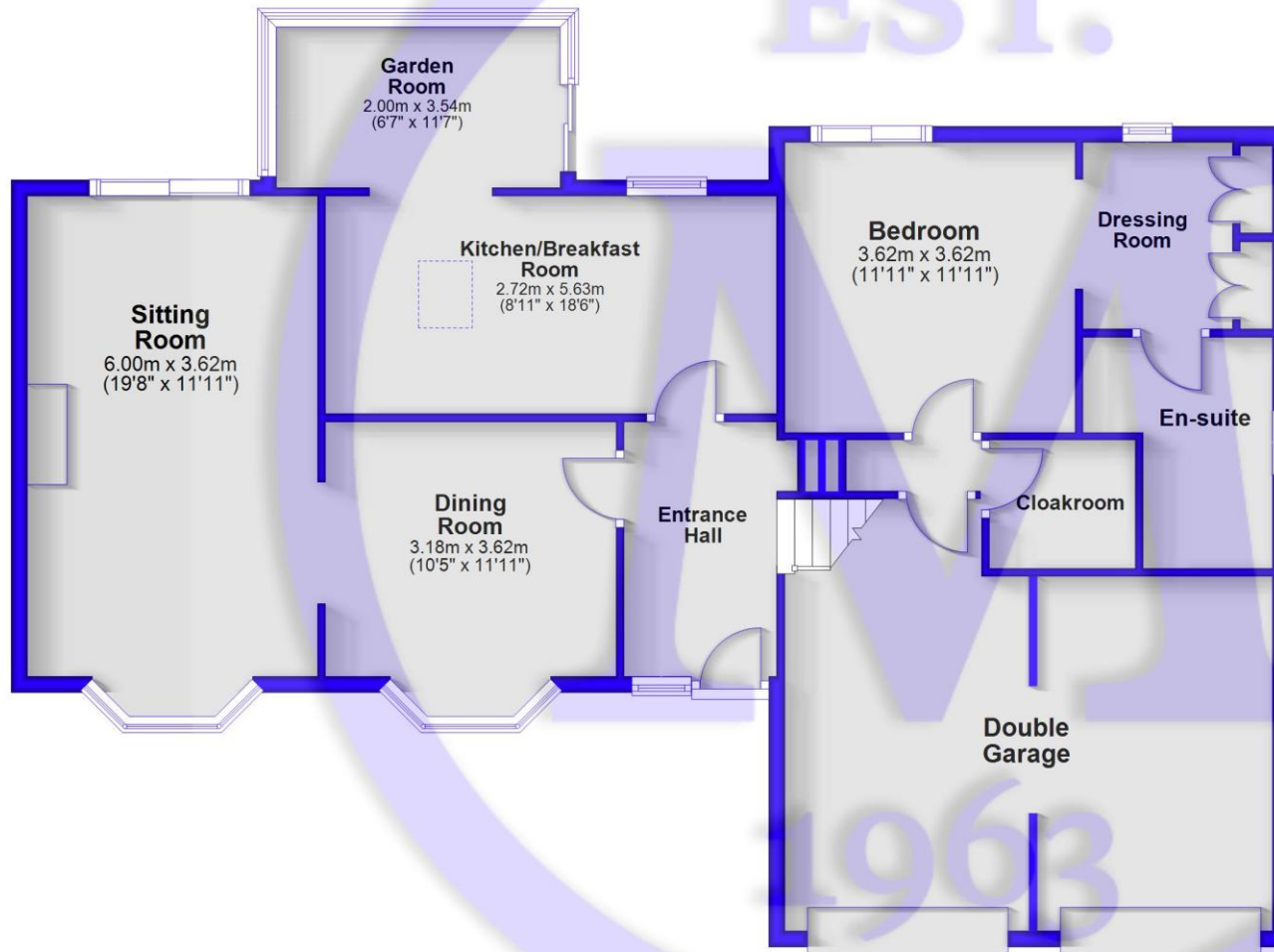


## *Services*

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

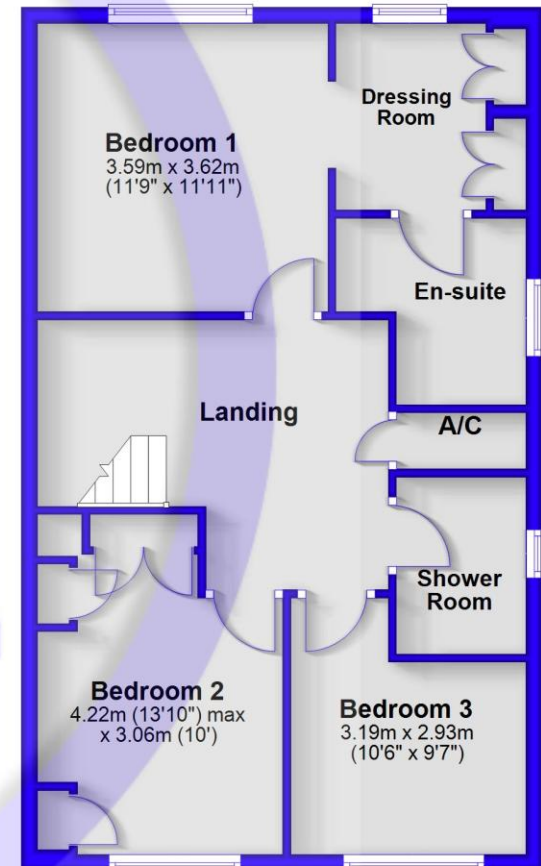
## Ground Floor

Approx. 124.6 sq. metres (1340.9 sq. feet)



## First Floor

Approx. 62.9 sq. metres (676.9 sq. feet)

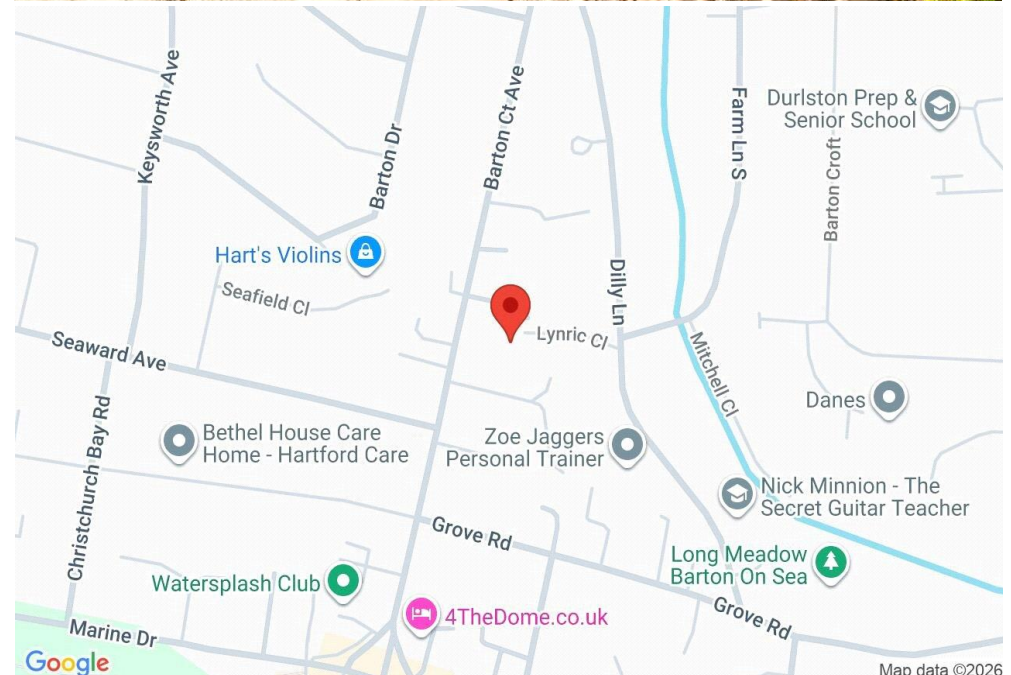


Total area: approx. 187.5 sq. metres (2017.8 sq. feet)



## 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.





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