



*Stamford Lodge, 4 Greenacre, Barton on Sea, BH25 7BS*

*£725,000*

**Mitchells**  
1963 — TODAY



*Stamford Lodge  
4 Greenacre  
Barton on Sea  
New Milton  
Hampshire*

A substantial and individual high quality detached single storey residence situated on a beautiful and private corner plot in one of Barton On Sea's finest locations. Other features of this fantastic bungalow include flexible accommodation, excellent room sizes, an ensuite shower room to the master bedroom, a detached double garage, a home office/bedroom three and a stunning large UPVC double glazed conservatory having a lovely outlook over the south facing gardens. An internal viewing is strongly recommended to fully appreciate both the size of the property and the quality of the plot.

- Porch
- Entrance Hall
- Sitting Room
- Conservatory
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Ensuite Shower Room
- Bathroom
- Detached Double Garage
- Off Road Parking
- Private Gardens



## The Property

Covered entrance porch with attractive tiling.

Entrance hall with UPVC double glazed front door and a double airing cupboard.

Delightful triple aspect sitting room with lovely outlooks over the gardens, handsome brick fireplace with tiled mantle and recessed open fire, twin UPVC double glazed sliding doors lead to the superb large conservatory having a fantastic outlook over the gardens.

Kitchen/breakfast room fitted with a range of white wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, hob and extractor, breakfast bar, space for dishwasher, integrated fridge and separate freezer, tiled flooring, a double aspect and recess ceiling spotlights. A wide arch leads through the separate dining room which benefits from a double aspect.

Useful separate utility room with wall and base cupboards and a contrasting worktop with an inset sink unit, space for two appliances, wall mounted Worcester gas fired boiler, recess ceiling spotlights and a UPVC double glazed door to outside.

Three bedrooms, two with built in wardrobes, one with a folding ladder to the boarded loft space and with bedroom three currently used as a home office. The master bedroom benefits from a fully tiled ensuite shower room fitted with a white suite comprising a corner shower cubicle, wash basin, WC, recess ceiling spotlights and an extractor fan.

Spacious main bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, separate fully tiled corner shower cubicle, wash basin with storage beneath, WC, tiled flooring, underfloor heating, recess ceiling spotlights, chrome ladder style heated towel rail and an extractor fan.





## *Gardens & Grounds*

The property sits on a beautiful and private corner plot with wrap around gardens extending to all four sides, a block paved driveway is accessed via a timber five bar gate and leads to the detached double garage with twin up and over doors, power and light and a pitched roof. The gardens have been superbly landscaped with areas of shaped lawn, an abundance of mature conifers and shrubs providing lots of privacy.

Adjoining the rear of the property is a large area of textured paved patio benefitting from a sunny southerly aspect and a timber garden shed.

## *Services*

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

## Floor Plan

Approx. 169.0 sq. metres (1819.5 sq. feet)



Total area: approx. 169.0 sq. metres (1819.5 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

**4 Greenacre, Barton on Sea, New Milton**

## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

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





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