



2 Three Acre Drive, Barton on Sea, BH25 7LQ

£550,000

Mitchells
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*2 Three Acre Drive
Barton on Sea
New Milton
Hampshire
BH25 7LQ*

An extended four/five bedroom detached family home set on a larger than average plot in a beautiful location, within easy walking distance of the stunning Barton on Sea clifftop and beach. The property now offers flexible accommodation, with the potential for two ground floor bedrooms, a home office setup, or annexe possibilities. Other features include ample off road parking, a good sized and private rear garden, and scope for further extension. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Ground Floor Bedrooms
- En-Suite Shower Room
- Landing
- Three First Floor Bedrooms
- Bathroom
- Cloakroom
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a glazed front door, stairs to the first floor, and an understairs storage cupboard housing a modern wall mounted gas fired boiler.

L-shaped sitting/dining room benefitting from a double aspect and a lovely private outlook over the rear garden.

Kitchen fitted with a range of wall and base units, with a marble effect worktop with a timber trim and an inset one and a half bowl sink unit with mixer tap over. Space for a cooker, washing machine, dishwasher, and fridge. There are also part tiled walls, a glazed door to outside, and an outlook over the rear garden.

Ground floor double bedroom benefitting from a double aspect, exposed parquet flooring, casement doors to outside, and an en-suite shower room fitted with a white suite.

Second ground floor bedroom/home office with a built-in triple wardrobe. This room, combined with the ground floor bedroom and en-suite room, could be utilised as an annexe if required.

First floor landing with trap to the roof space and double storage cupboard.

Three first floor bedrooms, two with built-in storage.

Fully tiled bathroom fitted with a white suite, comprising a panelled bath, wash basin, and timber effect flooring.

Separate cloakroom fitted with a white suite.





Gardens & Grounds

The property sits on a larger than usual plot, with the front garden laid mainly to lawn, with mature hedging dividing it from the pavement. A driveway provides off road parking, and a timber five bar gate provides access through to the detached garage, which has an up and over door, power, and light.

To the side of the property, and adjoining the ground floor bedroom, is a private area of patio.

The good sized rear garden is laid mainly to lawn, with mature beds and borders providing a good degree of privacy and seclusion.

Services

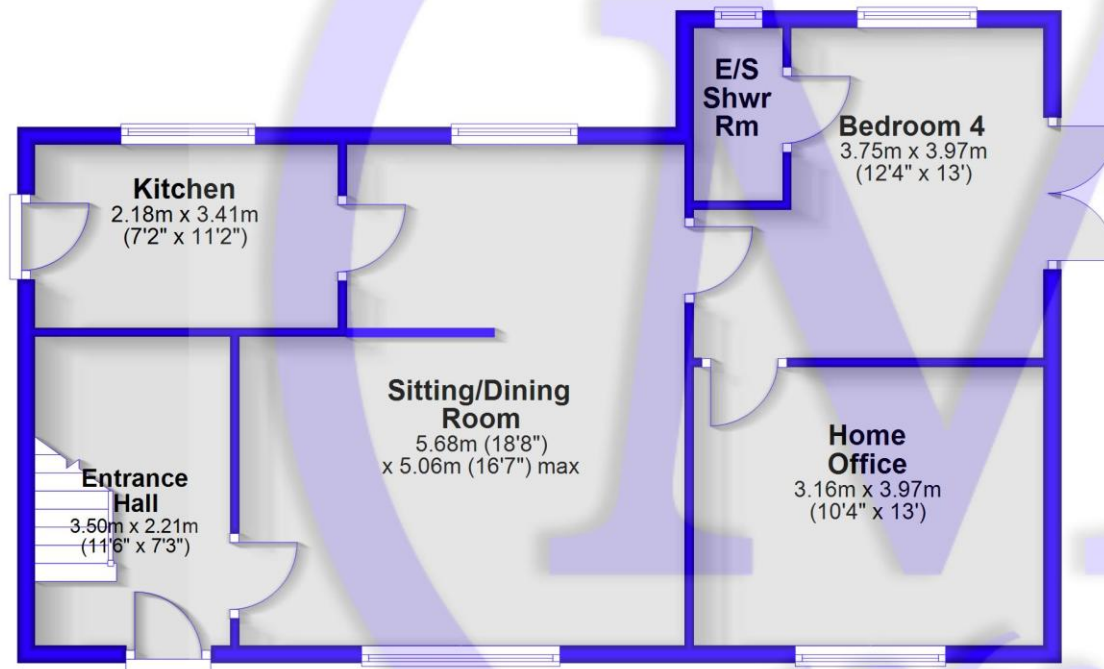
- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D



EST.

Ground Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



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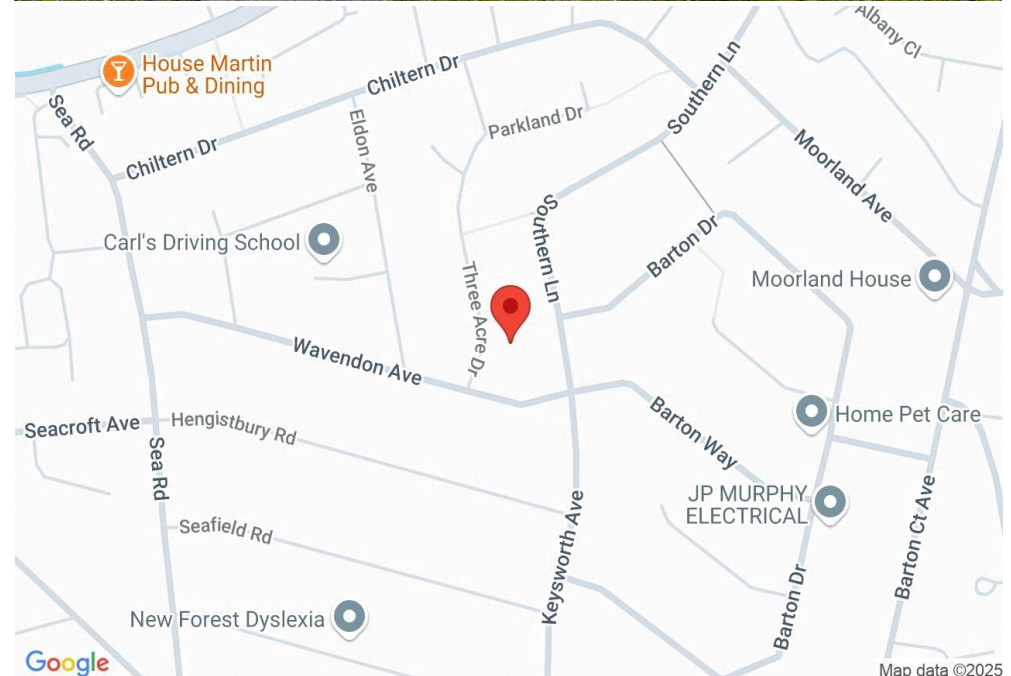
Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

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, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. Take the first turning left into Southern Lane. At the end, bear left into Keyworth Avenue. Take the first right into Wavendon Avenue and the second right into Three Acre Drive, where the property will be found on the right hand side.





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