



11 Barton Court Road, New Milton, BH25 6NN

£445,000

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*11 Barton Court Road
New Milton
BH25 6NN*

A substantial and attractive four bedroom detached house which is situated on a private gated plot on the edge of New Milton town close to all local schools and within walking distance of the mainline railway. Features of the property include a large kitchen/dining room, a conservatory, a galleried landing, four bedrooms, a south facing garden and a garage currently used as a hobbies/games room. This property would suit a wide range of applicant but would be well suited to a family given its size and location.

- Entrance Hall
- Ground Floor WC
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Galleried Landing
- Four Bedrooms
- Family Bathroom
- South Facing Garden
- Driveway
- Garage/Hobbies/Games Room



The Property

Spacious entrance hall with ample light coming from landing window, high specification engineered Oak flooring, ground floor WC and cupboard housing the Ideal gas fired boiler

Sitting room located to the front of the property with large picture window over looking the front garden, feature fireplace with inset log burner, Oak mantle piece and engineered Oak flooring

Spacious kitchen/dining room across the rear of the property again with engineered Oak flooring and a large kitchen area with excellent range of storage and a matching Oak worktop. Integral items comprise of dishwasher, fridge freezer, double electric oven and a gas hob. There is a door to the side passage and casement doors leading into the conservatory.

The conservatory has tiled flooring and casement doors leading to the rear patio

First floor galleried landing which is particularly spacious with large window, airing cupboard and has access to the loft space

Four generous bedrooms, bedroom one and two both with built in wardrobes. Bedroom one is a particularly generous size and is located to the front of the property

Fully tiled bathroom with tiled floor, matching white suite comprising of bath with shower over, wash hand basin inset into vanity unit with storage under, WC with concealed cistern, ladder towel and window





Gardens & Grounds

The front of the property is gated and has a large gravel drive providing parking for multiple vehicles. It is screened well with mature trees giving a good degree of privacy with a side alley to the right hand side leading to the rear garden.

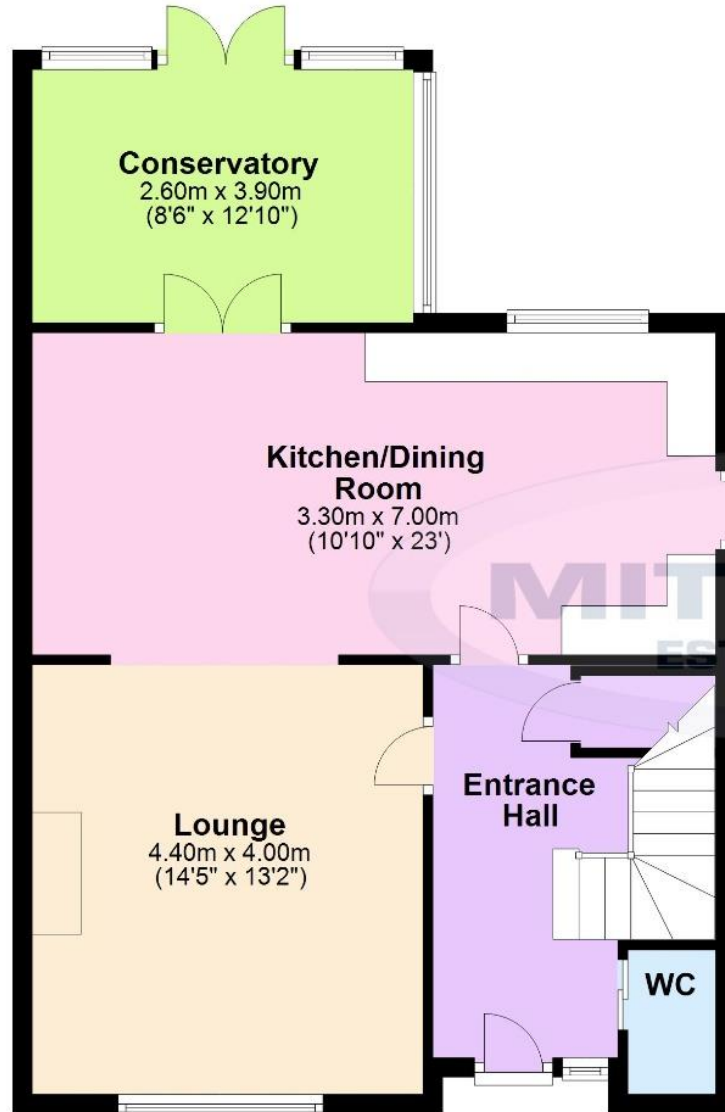
The rear garden is south facing. There is large patio adjoining the property with access via the conservatory, a large area of artificial lawn and access into the rear of the garage which is currently being used as a hobbies/games room with spotlights, separate WC and wood effect laminate flooring.

Services

- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating C

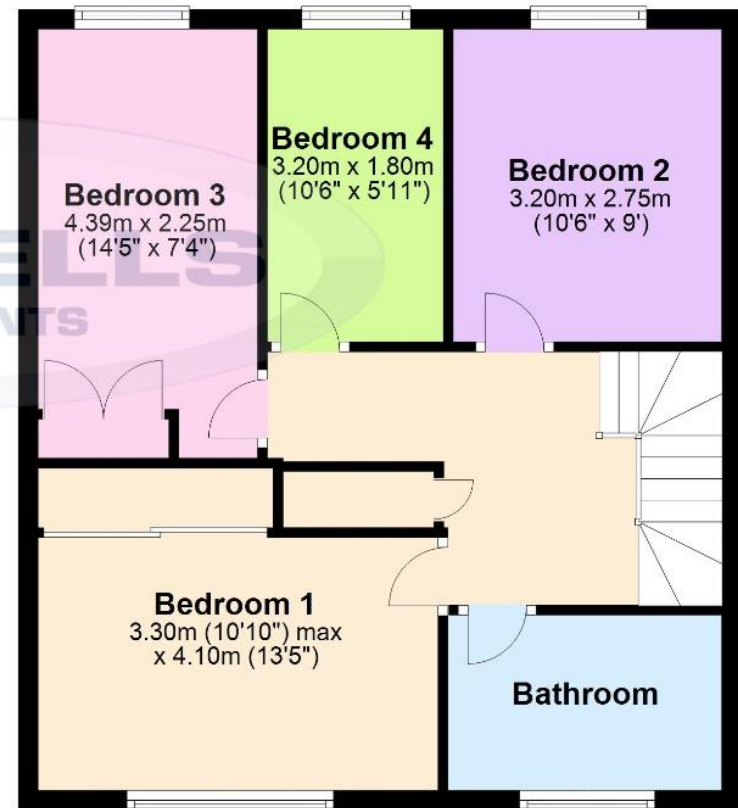
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 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.

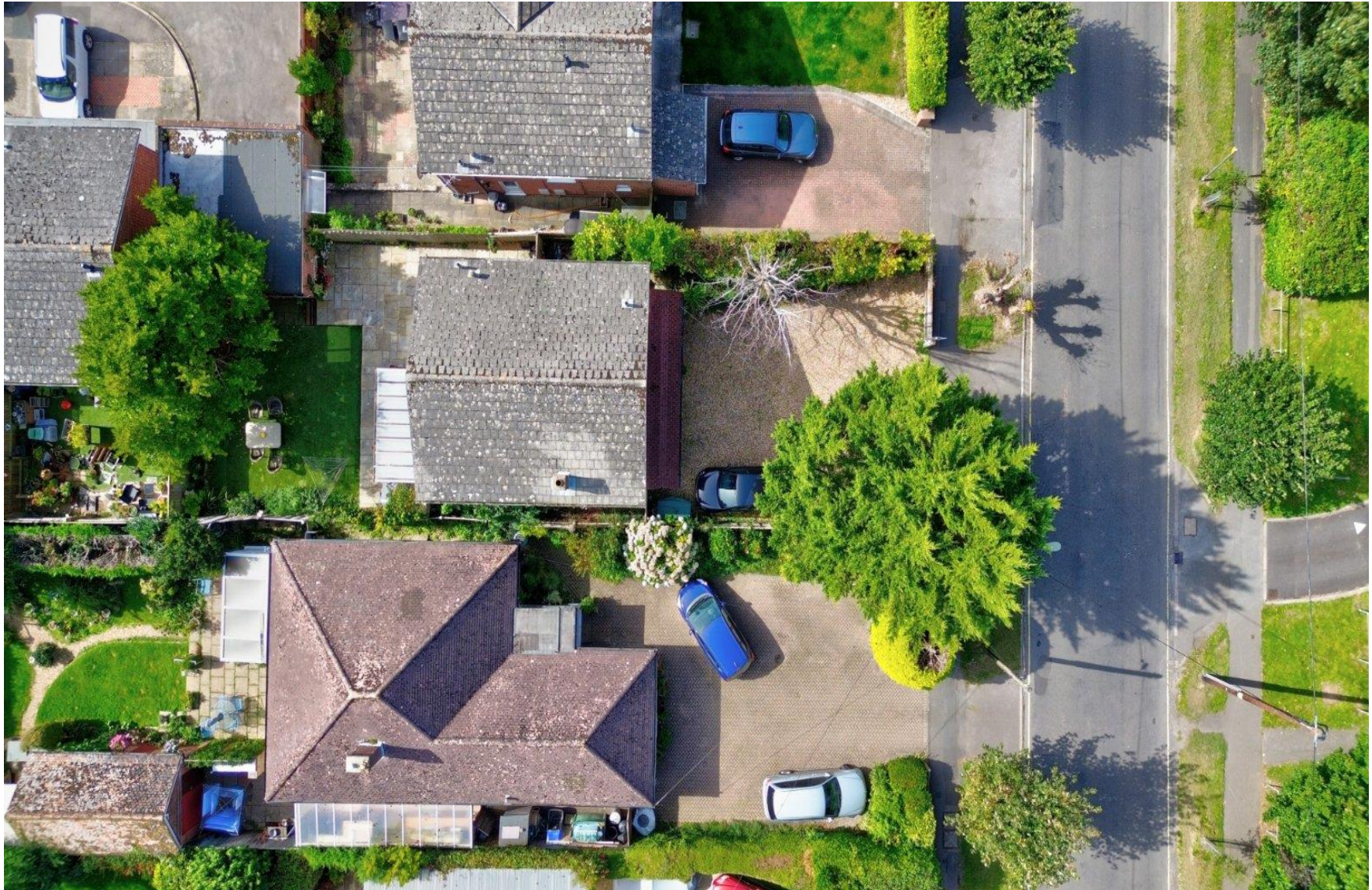
Situation

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, a links style 27 hole golf course, 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 down Station Road. Take the second turning right into Barton Court Road, where the property will be found after a short distance in the left hand side.





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