



*22 Chiltern Drive, Barton on Sea, BH25 7LA*

£515,000

**Mitchells**  
1963 — TODAY



*22 Chiltern Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LA*

This highly deceptive two bedroom detached bungalow is situated in one of Barton On Sea's most sought after roads and a short walk of the local shops. The property has been very well maintained and features include a through sitting/dining room, bedroom with ensuite shower room and walk in wardrobe, a conservatory and a sunny south facing garden.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Walk In Wardrobe
- Home Office/Hobbies Room
- Driveway
- Garage
- Sunny South Facing Garden



## The Property

Entrance porch, double coats cupboard, UPVC windows, UPVC door and tiled flooring.

The entrance hall is accessed from a glazed front door, loft hatch with drop down ladder, central heating controls, radiator and a cupboard housing electrical consumer unit.

The sitting/dining room is a particular feature of the property with a bright sunny southerly aspect, timber effect flooring, feature fireplace with stone mantle and hearth and an inset living flame gas fire, TV aerial point, ample space for three piece suite and four seater table and chairs, built in storage with the display cabinet and a glazed door leads through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, a polycarbonate roof and UPVC windows and doors. There is a TV aerial point, double radiator, power points, built in blind, UPVC door to the patio and double casement doors leading out to the rear garden.

This intern leads through to home office/hobbies room with a large UPVC window, power and lighting.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting stone effect worktop, UPVC double glazed window and door which leads out to the driveway and garage, integrated appliances include a four burner gas hob with extractor fan over, under counter Bosch oven, stainless steel sink with mixer tap over and drainer, under counter fridge, Slimline dishwasher, a cupboard housing the central heating boiler, tiled splash back and timber effect flooring. There is also space and plumbing for a washing machine.

The main bathroom has part tiled walls and suite comprising a pedestal wash hand basin, WC, walk in bath with mixer tap over and hand held shower attachment, UPVC window, heated towel rail and lino flooring.





## *Gardens & Grounds*

To the front of the property there is an attractive landscaped garden with high level hedging making the garden extremely private and secluded and driveway giving access to two electric gates that leads through to the carport and the garage.

The driveway gives off road parking for three to four vehicles with the single garage having double opening doors, a pitched tiled roof, power and lighting.

To the rear of the property there is a block paviour patio with the rest of the garden laid to lawn with mature and colourful borders, a greenhouse and is extremely private and secluded due to high level fencing and hedging.

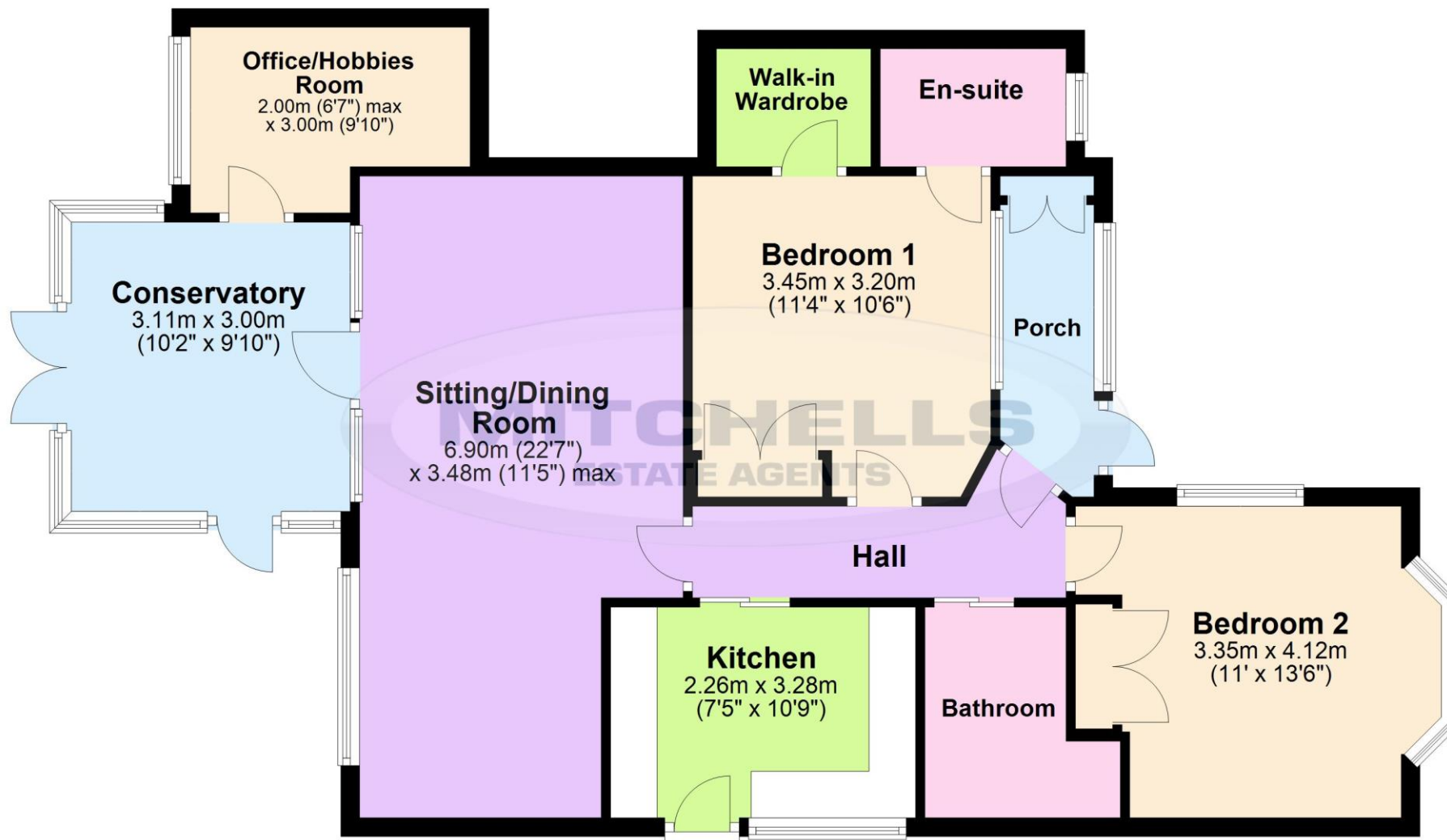


## *Services*

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

# Floor Plan

Approx. 86.2 sq. metres (927.6 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.

**22 Chiltern Drive, Barton On Sea**

## 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 proceed along old Milton Road. At the roundabout continue straight across and upon reaching the T-Junction turn right onto Christchurch Road. Take the first left into Southern Lane, second right into Chiltern Driven where the property will be found towards the end on the left hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

**Mitchells**  
1963 — TODAY

