



*8 Powers Court Road, Barton on Sea, BH25 7PD*

£1,100,000

**Mitchells**  
1963 — TODAY



*8 Powers Court Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PD*

This exceptional four bedroom chalet style property has undergone a complete extension and refurbishment project, has been finished to the highest standard and is situated just one road back of Barton On Sea clifftop and beach. The property offers bright and spacious accommodation with features including an impressive kitchen/dining room, a spacious entrance hall, a ground floor double bedroom, a generous master bedroom with a luxury en-suite and a garden chalet.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Ground Floor Shower Room
- Ground Floor Bedroom/Snug
- Utility Area
- First Floor Landing
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Outbuilding
- Driveway
- Private & Secluded Garden
- Garage



## The Property

Entrance hall with Amtico style flooring which runs through the entirety of the ground floor accommodation, handmade oak staircase leading to the first floor, two large UPVC windows and central heating thermostat.

The highly impressive kitchen/dining room is beautifully fitted with floor to ceiling cupboards with built in drawers, utility cupboard housing plumbing for washing machine and tumble dryer, two eye level Miele ovens, full height fridge and freezer, four burner induction hob with built in extractor fan, double stainless steel sinks with mixer tap over, dishwasher and breakfast bar, walk in airing cupboard with glow worm boiler and pressurised hot water cylinder and a UPVC double glazed door leading out to the patio and rear garden.

The ground floor shower room has been beautifully finished with floor to ceiling tiling, UPVC window and suite comprising a corner shower cubicle with sliding glass shower door and thermostatic Mira shower attachment, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, chrome heated towel rail and wall mounted mirror with Bluetooth connectivity, lighting and heating.

The L-shaped sitting/dining room has views over the rear garden, large bi-fold doors leading out to the patio, wall mounted TV point and recess ceiling spotlights.

The ground floor bedroom/snug is situated at the front of the property and would make a fantastic double bedroom with a wall mounted TV point and an excellent range of built in storage.

On the first floor are three spacious double bedrooms with the master being particularly impressive with a bright double aspect, hatch to loft space with drop down hatch and ladder, wall mounted TV point and its own luxury en-suite room.

The en-suite shower room has been finished to the highest of standards with a walk in double shower with glass shower screen, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, wall mounted mirror with built in light, heater and Bluetooth and enjoys an outlook over the rear garden.

Family bathroom with tiled flooring and a luxury suite comprising a roll top bath with mixer tap over, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, matching wall mounted mirror, built in light, heater and Bluetooth.

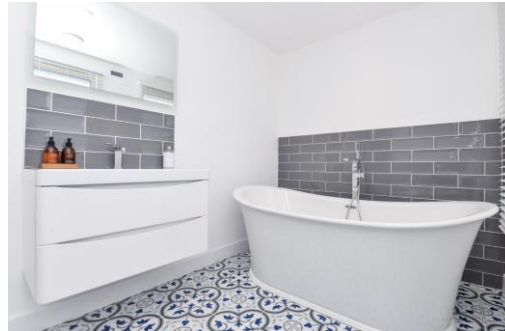




## *Gardens & Grounds*

To the front of the property is an in out driveway accessed via two five bar gates and gives off road parking for five to six vehicles and would give ample off road parking for a boat or caravan.

To the rear of the property is a beautifully landscaped garden with a large area of textured stone patio, an extra-long single garage with up and over door, power and lighting, a large area of lawn with high level fencing, mature fruit trees and an outbuilding which would make an ideal home office or games room.

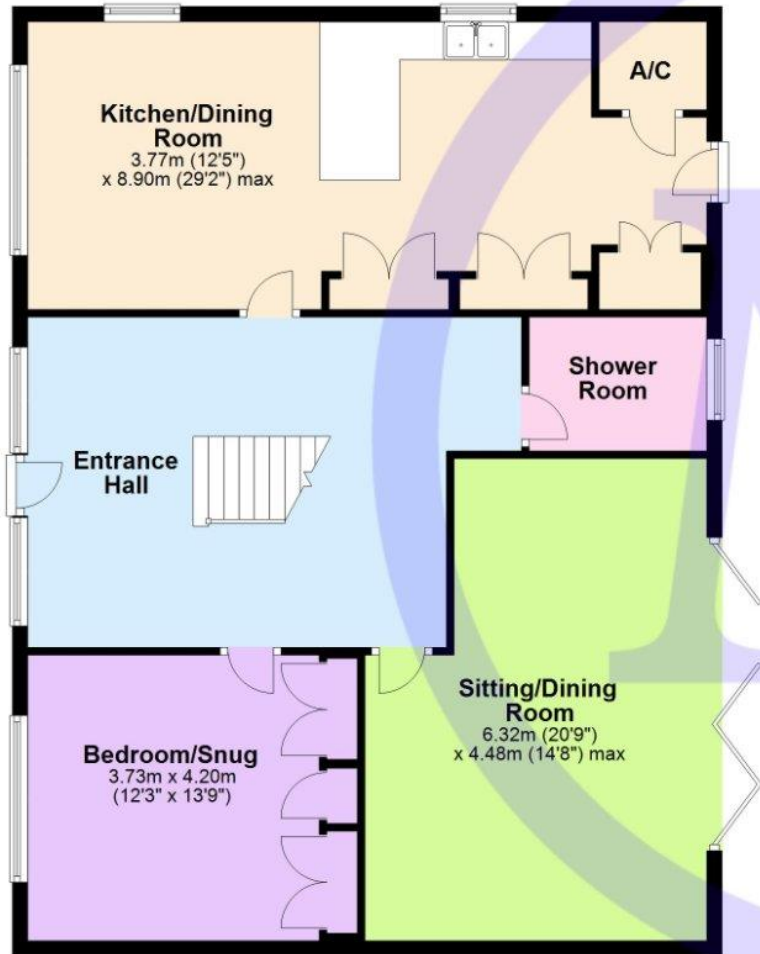


## *Services*

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

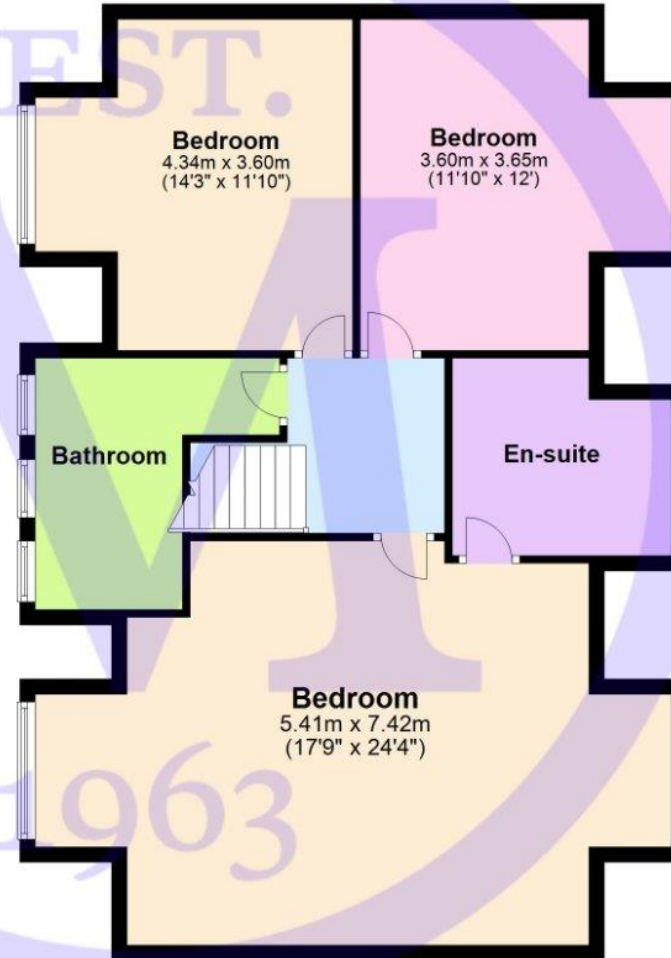
### Ground Floor

Approx. 107.3 sq. metres (1154.6 sq. feet)



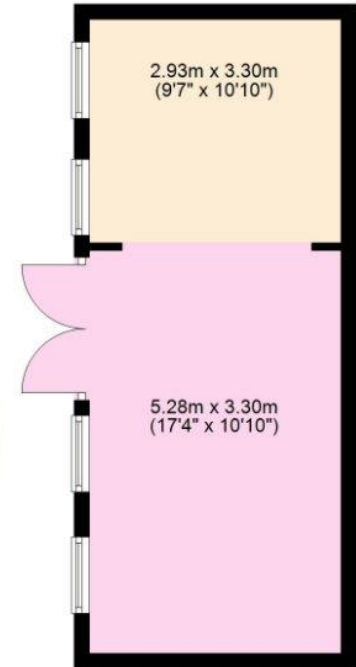
### First Floor

Approx. 86.5 sq. metres (931.6 sq. feet)



### Outbuilding

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 221.2 sq. metres (2381.2 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 proceed along Old Milton Road, at the roundabout continue straight across and upon reaching the T junction turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue, take the fifth turning left just before the clifftop into Powers Court Road where the property will be found after a short distance on the left hand side.





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