

*7 Newton Road, Barton on Sea, BH25 7AS*

£660,000

# Mitchells

1963 — TODAY



# *7 Newton Road*
# *Barton on Sea*
# *New Milton*
# *Hampshire*
# *BH25 7AS*

This fantastic chalet style property is ideally situated within a short walk of Barton on Sea clifftop, the golf course, and New Milton town centre. The property offers bright and modern accommodation, with features including a spacious double aspect sitting room, a high specification kitchen/breakfast room, a ground floor dining room/bedroom three, a utility room, and a private, secluded west facing garden.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room/Bedroom Three
- Utility Room
- Ground Floor Bathroom
- Two First Floor Double Bedrooms
- First Floor Shower Room
- Driveway
- Single Garage
- Secluded West Facing Garden





# *The Property*

Entrance hall with engineered oak flooring, a double coats cupboard, an understairs storage cupboard, a central heating thermostat, a cupboard housing the electrical consumer unit, and stairs leading to the first floor landing.

The kitchen/breakfast room has been recently refitted to an extremely high standard with modern shaker style wall and base units, a contrasting quartz worktop, and a stainless steel sink with a mixer tap and drainer. Integrated appliances include an eye level double oven, a four burner induction hob with an extractor fan above, a glass splashback, a tall stand up fridge/freezer, and a slimline dishwasher. There is a recycling drawer and double casement doors leading out to the patio and rear garden.

The sitting room benefits from a bright and airy double aspect, a feature fireplace with an inset wood burning stove, double casement doors opening onto the patio and rear garden, and recessed ceiling downlighters.

The dining room/ground floor bedroom is extremely generous in size, with a bright double aspect, carpeted flooring, and an attractive outlook over the front garden.

The utility room has a door leading out to the driveway and rear garden. It features a heated towel rail and is fitted with a modern range of white gloss wall and base units, a contrasting stone effect worktop, a stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and tumble dryer, and a cupboard housing the modern Worcester combination boiler.

The ground floor bathroom continues the engineered oak flooring and has fully tiled walls, a chrome heated towel rail, and a white suite comprising a corner bath with mixer tap and handheld shower attachments, a WC, a pedestal wash hand basin, a large UPVC window, and an extractor fan.

First floor landing with a storage cupboard, eaves storage, and a UPVC window.

The main bedroom has a hatch to the loft space, a large UPVC window providing an outlook to the front, a TV aerial point, and additional storage.

Bedroom two enjoys an attractive outlook over the rear garden, a large selection of built-in wardrobes, and recessed ceiling spotlights.

The family shower room has tiled flooring and a white suite comprising a corner shower cubicle with electric Mira shower attachments, sliding glass shower doors, a pedestal wash hand basin, a WC, a UPVC window, and a useful recess with storage beneath.

















## Gardens & Grounds

To the front of the property, there is a generous area of single off road parking, with double timber gates providing access to the single garage and off road parking for three to four vehicles. The remainder of the front garden is laid to lawn with mature and colourful borders.

The rear garden is a particular feature of this property, with a bright sunny westerly aspect. High level fencing and planting make it extremely private and secluded. There is a patio area immediately adjoining the rear of the property. The remainder of the garden is laid to lawn with mature and colourful beds, a storage shed, and access to the single garage.

The single garage has an up and over door, a UPVC side window, and a pedestrian door to the rear.

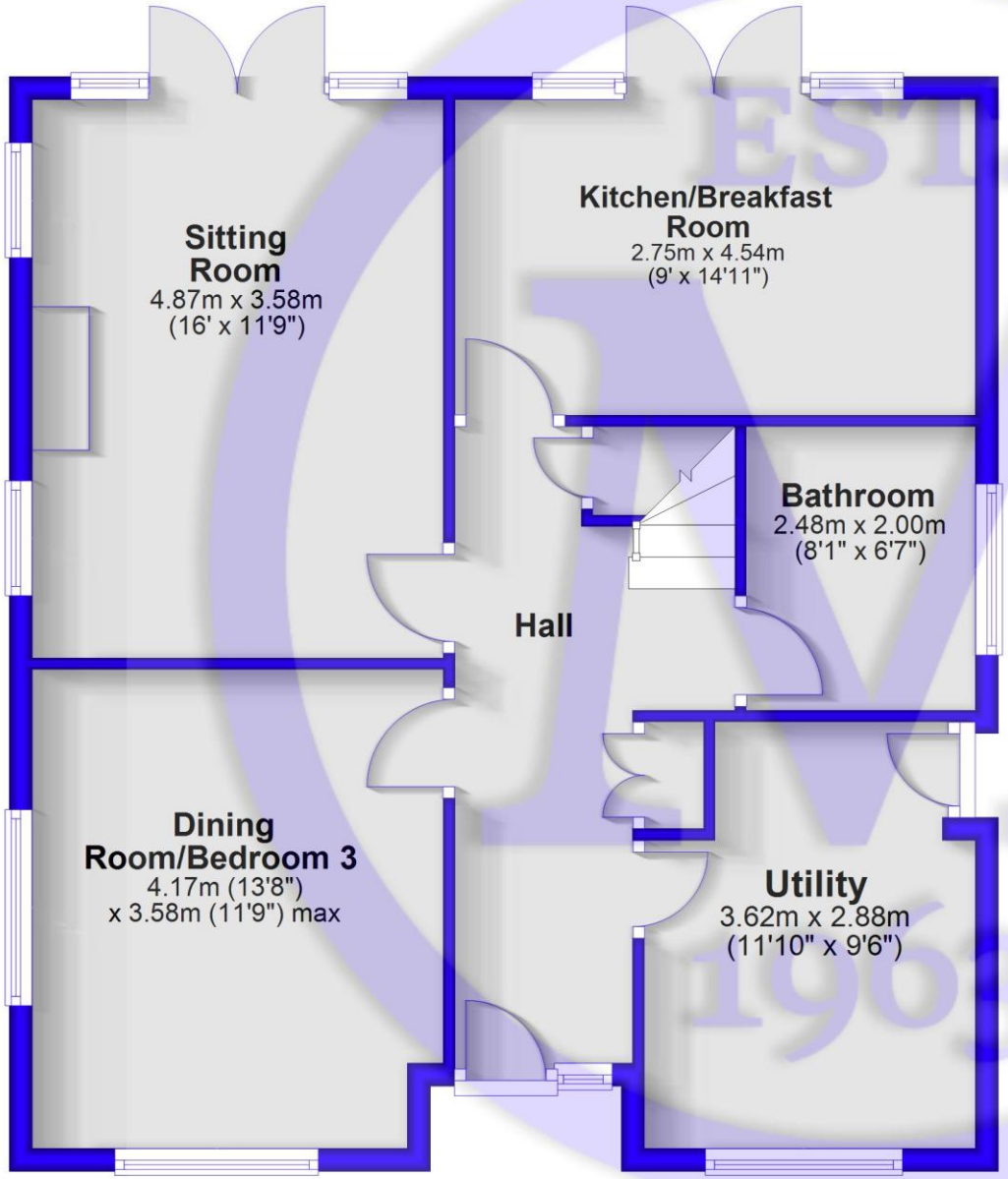
The property is offered in fantastic condition throughout, and a viewing is highly recommended.

## Services

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

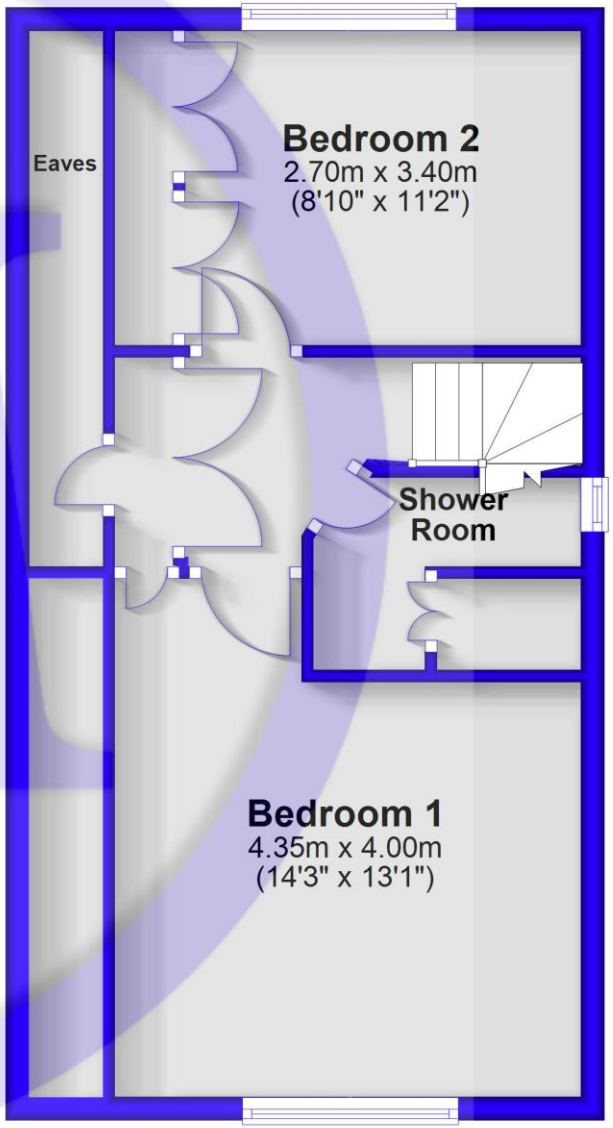
## Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)




## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

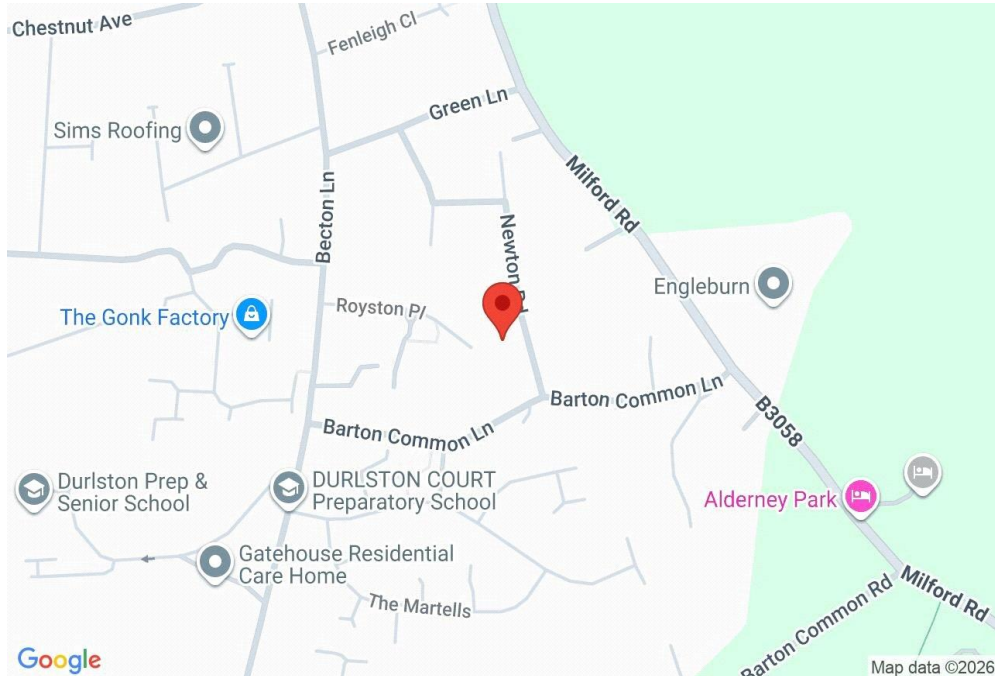



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

# *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.







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