

BRACKENDALE

38 BARTON COMMON LANE, BARTON ON SEA, NEW MILTON, BH25 5PS





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A highly impressive and substantial detached family residence situated in one of Barton on Sea's prime locations in a peaceful position within easy reach of Barton on Sea clifftop and beach. The property offers extensive and flexible accommodation with multi-generational living opportunities and set over two floors, currently used as four bedroom and four reception rooms in addition to a stunning large kitchen/family room with a separate utility room, boot room, double garage and a lovely garden room/summer house. Other features of this fine property include a well landscaped and private garden of approximately $\frac{1}{4}$ acre, an exceptional reception hall with an oak staircase to a galleried landing and an internal viewing is strongly recommended to fully appreciate the size and position of the property.

- Reception Hall • Sitting Room • Dining Room • Snug • Office • Ground Floor Bedroom • Cloakroom • Laundry Room • Kitchen/Family Room • Utility
- Galleried Landing • Three First Floor Double Bedrooms • Two En-Suite Shower/Bathrooms • Family Bathroom
- Double Garage • Off-Road Parking • Landscaped Gardens



£1,475,000

The Property

Impressive reception hall with feature oak and glass staircase to the galleried landing

Double aspect sitting room with wood burning stove, bi-fold doors onto the decking and lovely outlook over the gardens

Large separate dining room with double glazed sliding doors onto the south facing patio

Stunning large kitchen/family room fitted with an extensive range of oak units, with granite worktops and upstands, under mounted one and a half bowl sink unit with mixer tap over, central island unit, range style cooker with extractor over, integrated full height fridge, Bosch microwave and dishwasher, recess ceiling spotlights, ample room for kitchen table and a twin set of bi-fold doors onto the decking

Lobby with further built in storage, granite worktop and undermounted sink unit with a mixer tap over

Useful separate utility room with further built in storage, tiled flooring, fridge recess, recess ceiling spotlights and a UPVC double glazed door to outside

Lovely snug lounge with an outlook to the front

Cloakroom with built in shelving and seating area

WC fitted with a modern white Laufen suite

Ground floor bedroom suite comprising a large double bedroom with built in wardrobes and a luxury bathroom with walk-in shower area

Laundry room with space and plumbing for washing machine and tumble dryer, wall and base storage units, large butler sink with mixer tap over, boiler cupboard housing a wall mounted Worcester gas fired boiler and pressurised hot water cylinder and adjoining cloakroom fitted with a modern white suite

Feature galleried landing with high level glazing, recess ceiling spotlights and airing cupboard

First floor single bedroom/home office with feature glazing providing a lovely wooded outlook

Three first floor double bedrooms, one with a fully tiled and luxury ensuite shower room and with the impressive master bedroom suite having a separate dressing area with built in wardrobes, feature glazing, a fantastic outlook and a stunning large ensuite bathroom, recently refitted with a luxurious white suite including a free standing bath and a large shower cubicle.





Gardens & Grounds

The property sits on a fantastic private plot of approximately a quarter of an acre and is approached by a long driveway with high hedging providing privacy and leading to a driveway providing ample off-road parking which in turn leads to the double garage, which has been subdivided creating a further home office. To the side of the property there is a lovely private area of Indian sandstone patio enjoying a sunny southerly aspect.

The main garden is a particular feature having a good sized area of raised timber decking with the remainder laid to well kept lawn with mature flower and shrub beds and borders and a timber garden shed all enjoying a sunny aspect. There is a superb garden building with wood burning stove, power and light, bi-fold doors onto its own decking area and a lovely outlook over the gardens.

Services

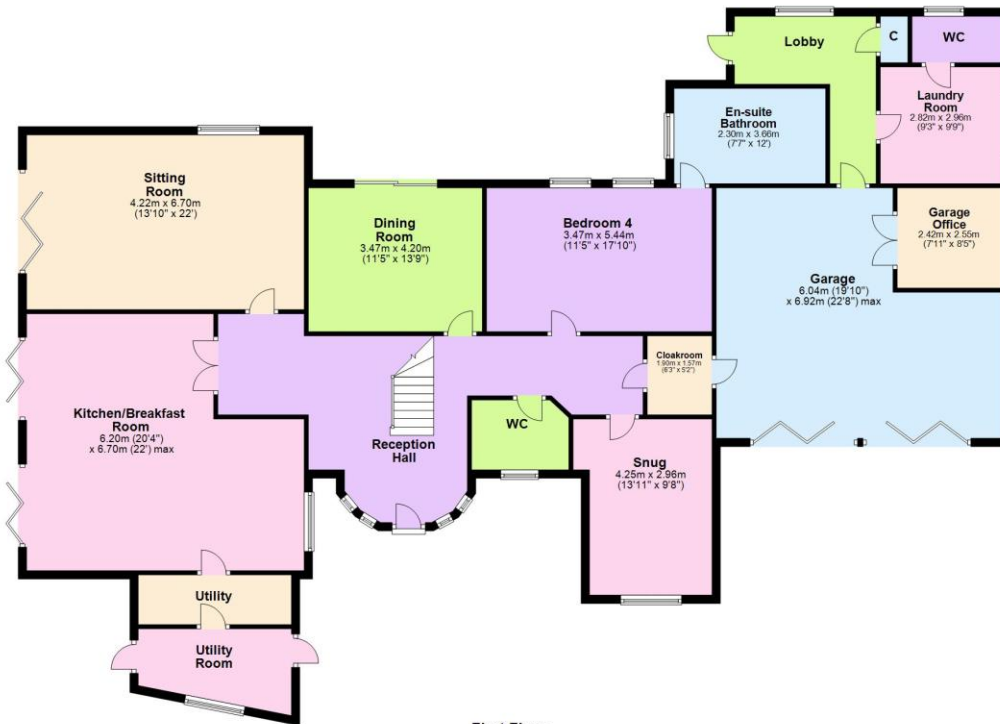
Mains gas, electric, drainage and water

Council Tax Band F

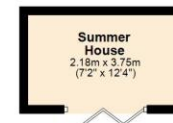
Energy Performance Rating C Current 72 Potential 79



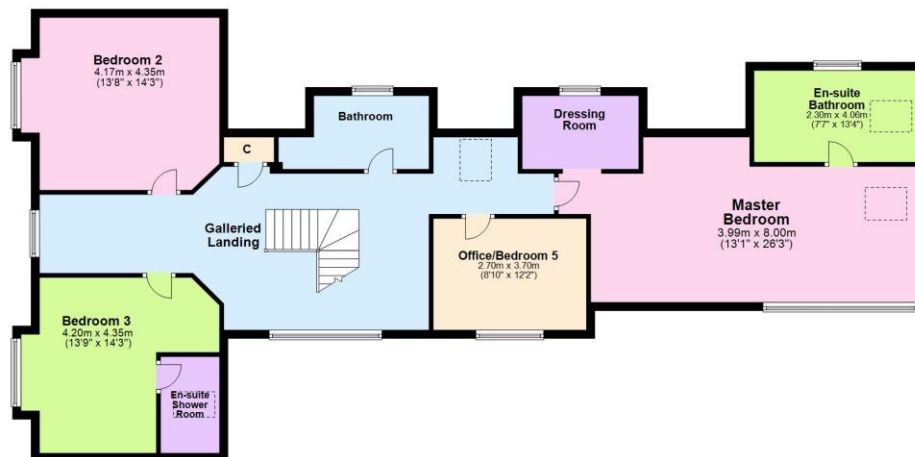
Ground Floor
Approx. 233.9 sq. metres (2517.7 sq. feet)



Outbuilding
Approx. 8.2 sq. metres (87.9 sq. feet)

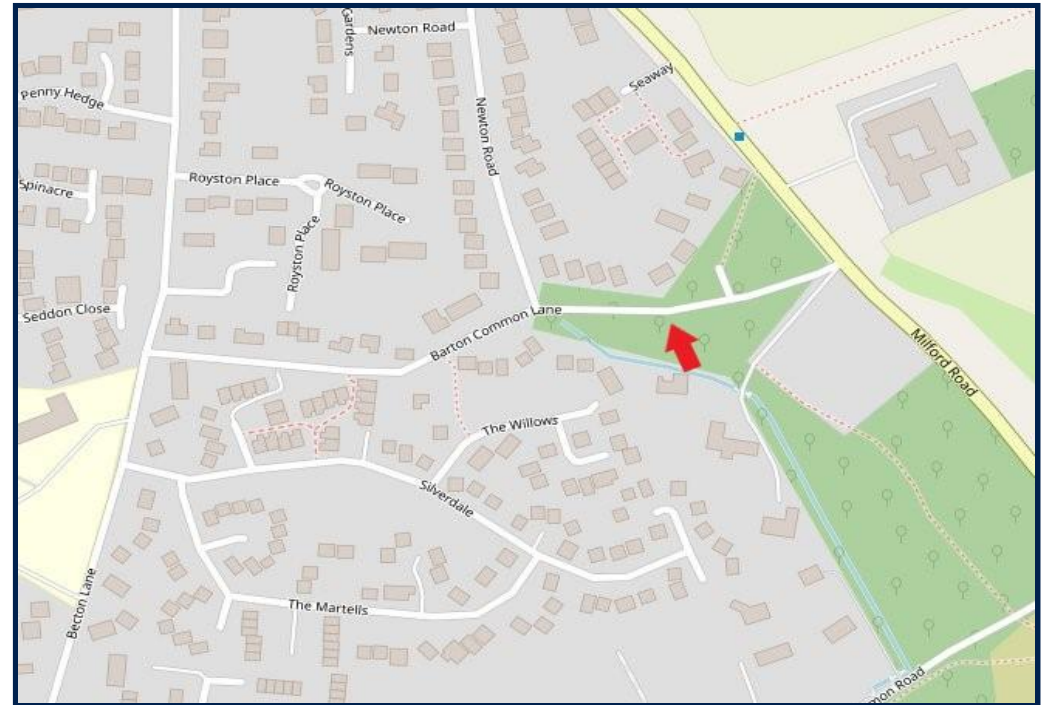


First Floor
Approx. 133.3 sq. metres (1435.2 sq. feet)



Total area: approx. 375.4 sq. metres (4040.9 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.

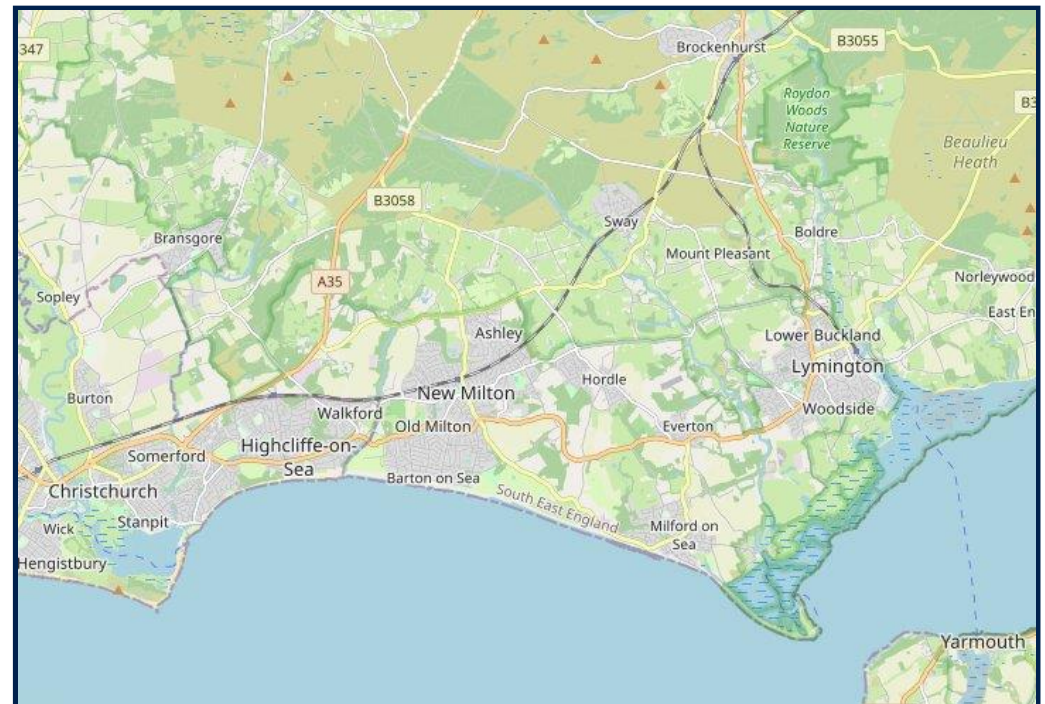


Situation

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 along Station Road. At the roundabout continue across into Milford Road, take the second right into Barton Common Lane where the property will be found on the left hand side.





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