



15 Barton Common Lane, Barton On Sea, BH25 5PS

£995,000

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*15 Barton Common Lane
Barton On Sea
New Milton
Hampshire
BH25 5PS*

An individual, characterful, and substantial four bedroom, three reception room detached family house set on a superb large plot in this highly sought after, peaceful lane, within easy walking distance of the beautiful Barton on Sea clifftop and beach. Other features of this lovely home include a fantastic large garden room, a modern kitchen/breakfast room, two en-suites, and beautifully landscaped gardens. An internal viewing is strongly recommended.

- Entrance Hall
- Sitting Room & Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Garage & Off Road Parking
- Landscaped Gardens



The Property

Entrance hall with a double glazed front door, stairs to the first floor, and a double storage cupboard.

Superb double aspect sitting room with feature exposed timber beams, a bay window to the front aspect, and a recessed fireplace with a timber mantel, a slate hearth, and a recessed Clearview wood burning stove.

Separate dining room with an outlook to the rear.

Kitchen/breakfast room fitted with a range of modern wall and base units with soft closing drawers and doors, a contrasting timber effect worktop, a breakfast bar, and an inset one and a half bowl sink unit with a mixer tap and drinking water tap. Integrated appliances include an AEG double electric oven, a four burner gas hob, an extractor, a dishwasher, and a fridge. There is attractive wall tiling, exposed timber beams, a double aspect, a lovely outlook over the rear garden, timber effect flooring, and a useful downstairs storage cupboard.

Stunning large garden room with low level cavity brick walls, UPVC double glazed windows, a pitched solid roof, twin casement doors onto the patio and rear garden, and two high level skylights providing an abundance of natural light.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with a trap to the roof space and an airing cupboard.

Four good sized bedrooms, two with en-suite shower rooms, including the superb master bedroom which also has built-in wardrobes and a lovely outlook over the gardens.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, a wash basin with storage beneath, a WC, attractive wall tiling, timber effect flooring, and a heated towel rail.





Gardens & Grounds

The property sits on an exceptional plot, having been extensively landscaped over the years.

To the front of the property, there is a large area of block paving driveway providing off road parking and leading to the large single garage, which has an electrically operated roller door and a useful utility area with space and plumbing for a washing machine, etc.

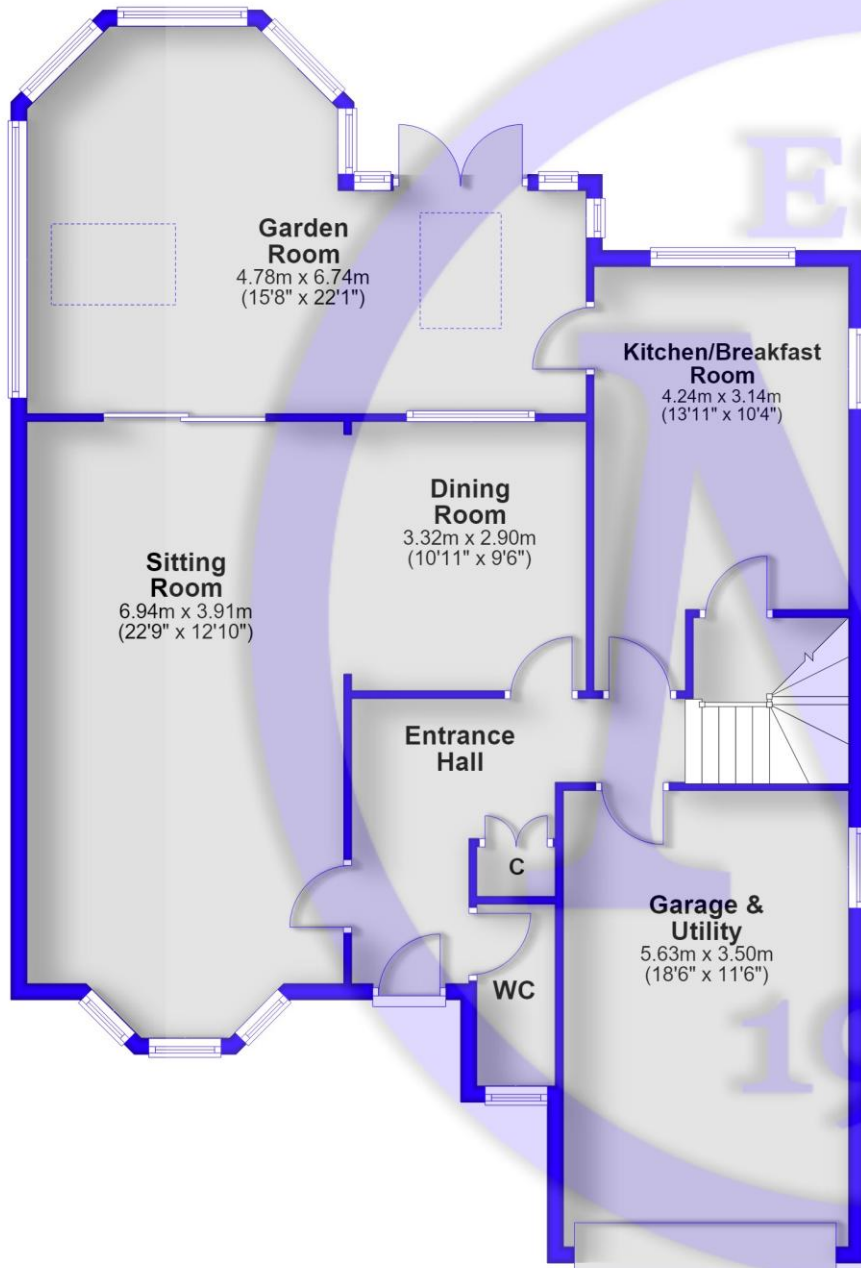
Adjoining the rear of the property is a good sized area of textured paved patio leading to a well kept lawn with mature, colourful flower and shrub borders, a garden store, and a characterful brick outbuilding measuring 3.24 x 3.24, with a pitched roof, a feature arched entrance, power, light, and an adjoining patio. A brick arch and a wrought iron gate lead through to a second area of garden landscaped for outdoor living, including a large covered timber pergola measuring 5.3 x 2.66, a raised ornamental fishpond, a timber summerhouse measuring 3.3 x 2.7, colourful flower and shrub borders, a greenhouse, a garden shed, and a workshop.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: F
- Energy Performance Rating: C

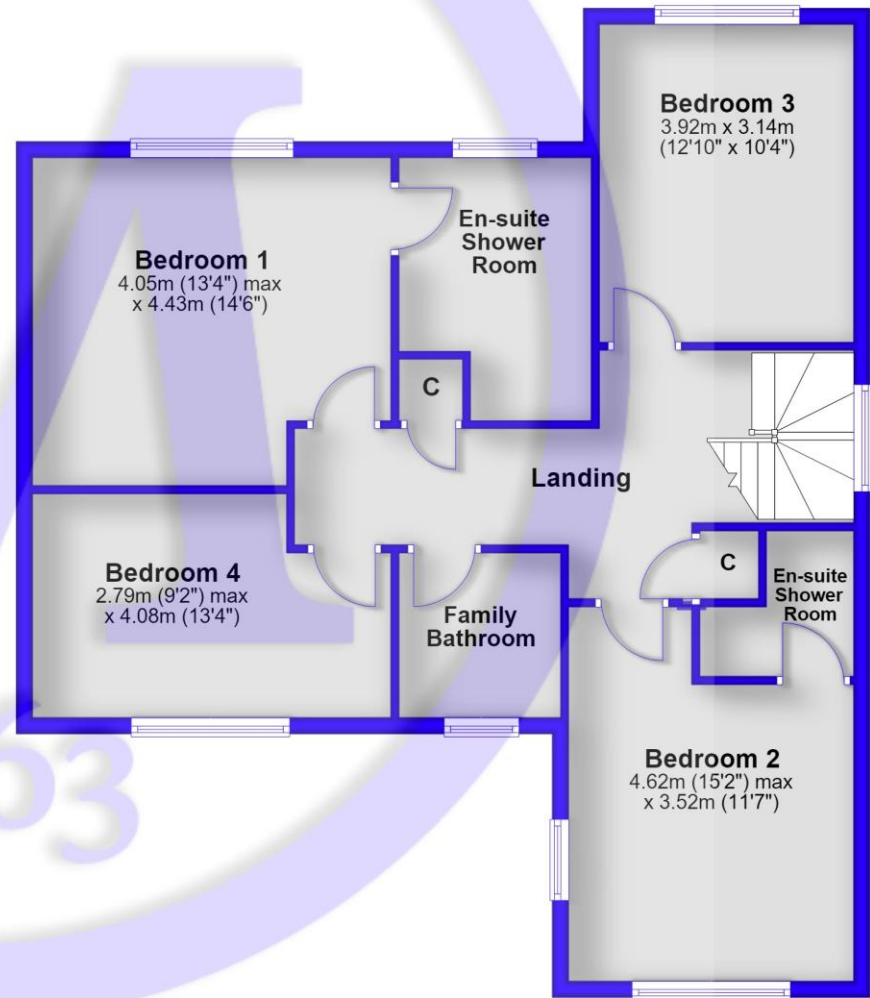
Ground Floor

Approx. 117.0 sq. metres (1259.0 sq. feet)



First Floor

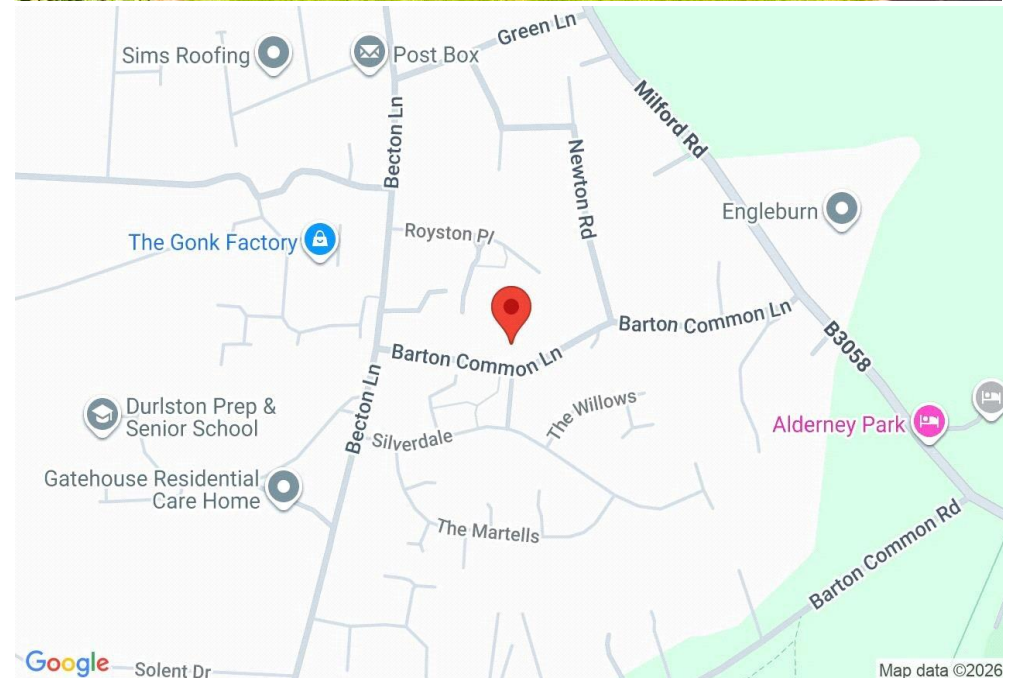
Approx. 85.7 sq. metres (922.4 sq. feet)



Total area: approx. 202.7 sq. metres (2181.4 sq. feet)

Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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