



*40 Barton Lane, Barton on Sea, BH25 7PN*

*£695,000*

**Mitchells**  
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*40 Barton Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PN*

An impressive four double bedroom detached chalet style bungalow offering deceptive accommodation and situated in a lovely quiet lane yet within only a very short distance of the beautiful Barton On Sea clifftop and beach. The property offers flexible accommodation with two double bedrooms and a bathroom on the ground floor. Other features include a stunning large kitchen/living/dining room, a spacious double aspect sitting room, an en-suite to the master bedroom, private gardens and an internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Porch
- Sitting Room
- Inner Hall
- Kitchen/Living/Dining Room
- Two Ground Floor Double Bedrooms
- Ground Floor Bathroom
- Landing
- Two First Floor Double Bedrooms
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Good sized entrance porch with UPVC double glazed front door and timber effect flooring.

Spacious double aspect sitting room with a timber fire surround with a cast iron fireplace and tiled hearth and a pleasant outlook to the front.

Stunning large kitchen/living/dining room with the kitchen area having a good range of white wall and base units with contrasting dark wood effect worktops and an inset one and a half bowl sink unit with mixer tap over, twin integrated electric ovens, five burner gas hob and extractor, two integrated fridges and separate freezers, recess ceiling spotlights, ceiling light providing lots of natural light, attractive timber flooring, ample room for dining table and a lovely living area with twin casement doors onto the patio and rear garden.

Spacious inner hall with attractive timber staircase to the first floor.

Two ground floor double bedrooms.

Ground floor bathroom fitted with a white suite comprising a panel bath with shower attachment over, wash basin, WC, tile effect flooring, chrome ladder style heated towel rail and an extractor fan.

Two good sized first floor double bedrooms both with built in wardrobes and with the master bedroom benefitting from an en-suite wet room comprising a level access shower with a thermostatic control shower with glass shower screen, wash basin with storage beneath, WC, ladder style heated towel rail, recess ceiling spotlights, tiled flooring and an extractor fan.





## *Gardens & Grounds*

The property sits on a good sized and mature plot and is well screened from the lane with mature hedging.

The front garden is laid mainly to shingle providing good off road parking with a paved driveway extending along the side of the property and leading to the detached single garage which was recently constructed and has a pitched roof, power and light and up and over door.

The rear garden has a good sized area of patio adjoining the rear of the property with attractive sleeper edging with the remainder laid mainly to lawn, all enjoying a good degree of privacy and seclusion.



## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating C

## Ground Floor

Approx. 103.6 sq. metres (1114.9 sq. feet)



## First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 148.3 sq. metres (1595.8 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.'

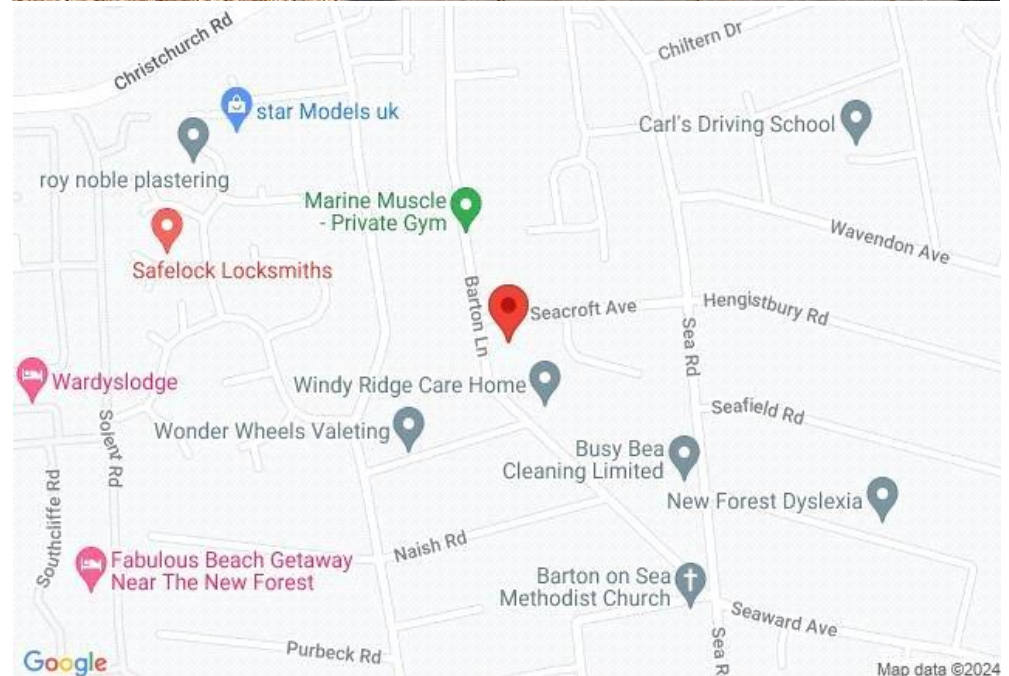
Plan produced using PlanUp.

## 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. At the T junction turn right onto Christchurch Road. After approximately half a mile turn left into Sea Road. Take the third turning right into Seacroft Avenue. At the end bare left into Barton Lane where the property will be seen after a short distance on the left hand side.





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