



30 Grove Road, Barton on Sea, BH25 7DJ

£625,000

Mitchells
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*30 Grove Road
Barton on Sea
New Milton
Hampshire
BH25 7DJ*

A beautiful and characterful detached single storey thatched cottage set on a fantastic large plot of approximately one fifth of an acre in a highly sought after position only a stone's throw from Barton On Sea clifftop and beach. The property is offered with no forward chain and other features include three bedrooms, a detached and thatched garage, ample room for extension, if required, subject to any necessary permissions, room for a caravan or boat, if required and the added benefit of the opposite picturesque Long Meadow.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Rear Lobby
- Three Bedrooms
- Wet Room
- Cloakroom/Boiler Room
- Garden Room
- Detached Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with trap to the roof space and useful corner storage cupboard.

A beautiful triple aspect sitting/dining room with two feature bay windows and a feature brick fireplace with an inset living flame gas fire, timber mantle and tiled hearth.

Good sized kitchen with a range of timber effect wall and base units with a contrasting worktop and an inset sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for tall fridge freezer and washing machine, a double aspect and room for a kitchen table.

Rear lobby with door to outside and access to the boiler/cloakroom with a WC, hand basin and a wall mounted Worcester gas fired boiler.

Bedroom three/dining room with a south facing outlook over the gardens.

Two further double bedrooms with the master bedroom benefitting from a built in wardrobe, a vanity unit and a bay window to the southerly aspect.

Modern shower room comprising a level access shower cubicle with glass shower screen, wash basin with storage beneath, WC, fully tiled walls, tiled flooring and a chrome ladder style heated towel rail.





Gardens & Grounds

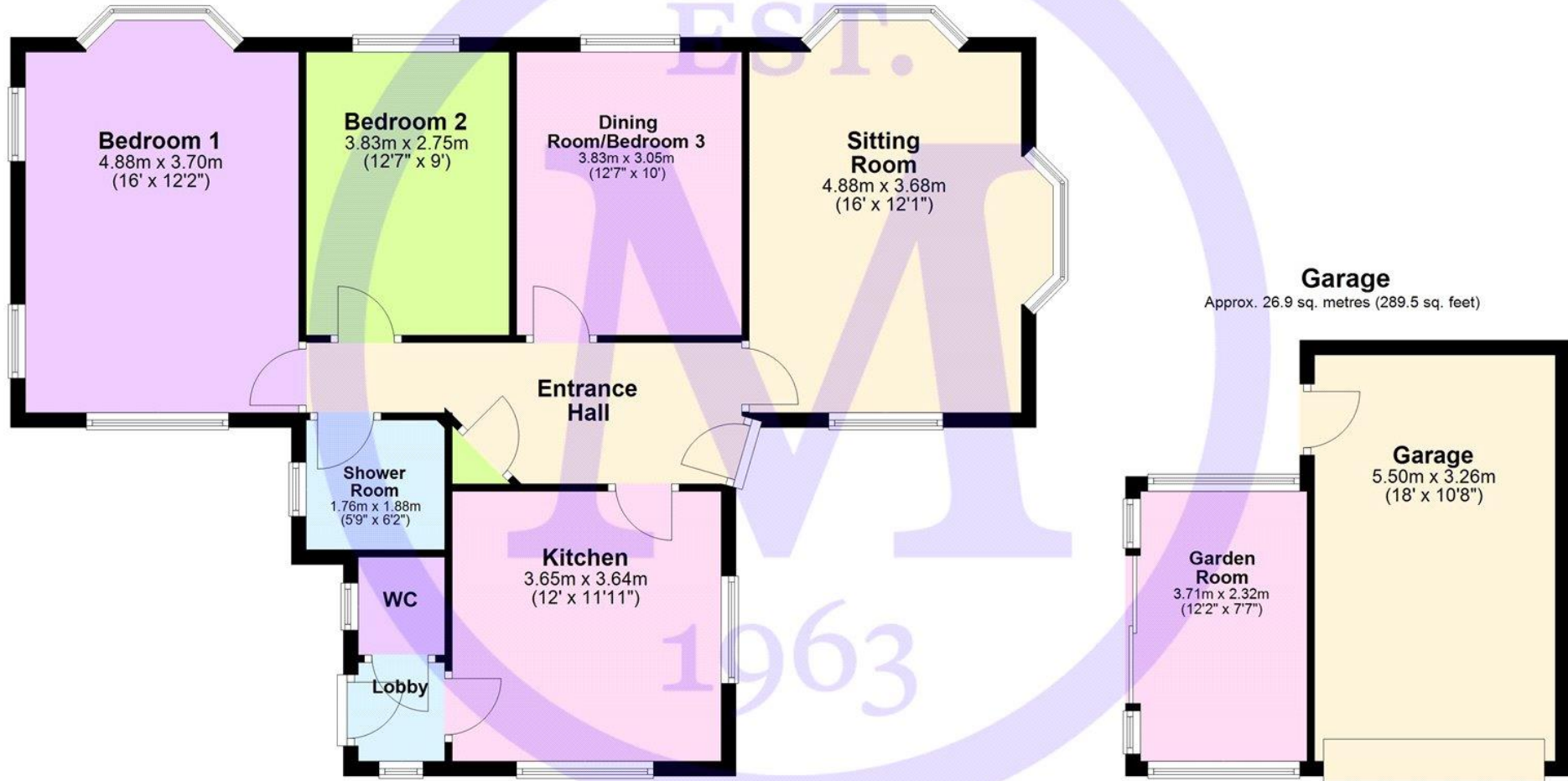
The property sits on a prominent and raised corner plot extending to approximately one fifth of an acre with areas of garden to the front and the side laid mainly to lawn with colourful flower and shrub borders, attractive brick steps lead to the hard wood front door, a block paved driveway extends around the rear of the property providing extensive off road parking with space for a caravan or boat, if required, subject to any necessary permissions and leads to the thatched single garage with up and over door, power and light. Adjoining the garage is a summerhouse with UPVC double glazed windows and sliding doors onto the garden. The garden enjoys a good degree of privacy and seclusion and faces predominantly a sunny southerly direction.

Services

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

Floor Plan

Approx. 91.2 sq. metres (981.6 sq. feet)



Total area: approx. 118.1 sq. metres (1271.1 sq. feet)

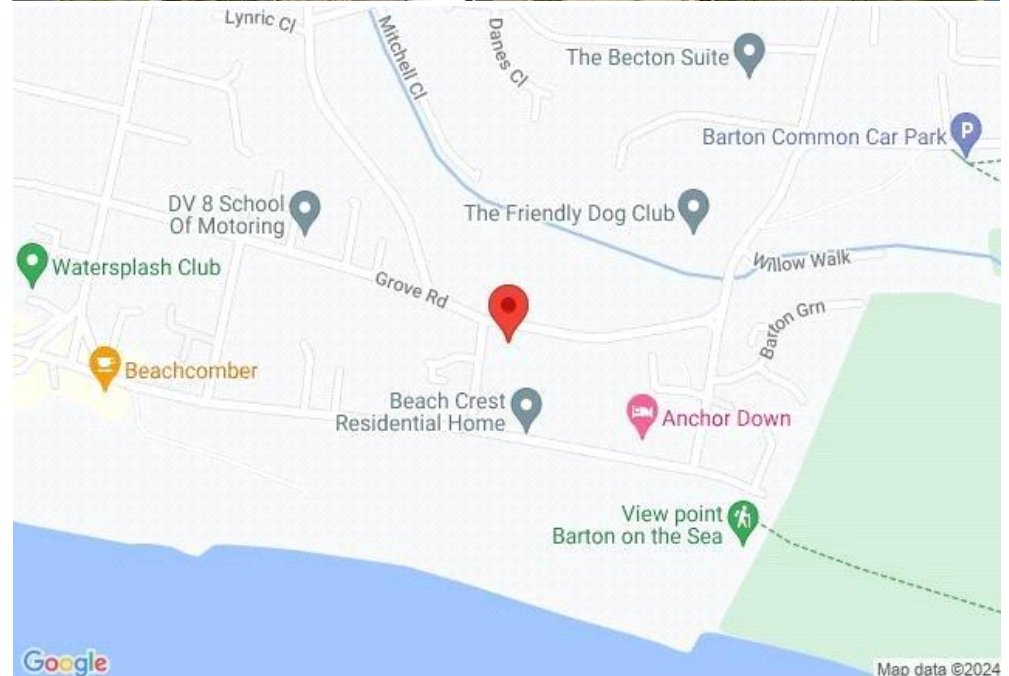
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Upon reaching the clifftop turn left into Marine Drive East. Take the second left into Second Marine Avenue where the property will be found on the right hand side on the junction of Grove Road.





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