



31 Southern Lane, Barton On Sea, BH25 7JB

£650,000

Mitchells
1963 — TODAY



*31 Southern Lane
Barton On Sea
New Milton
Hampshire
BH25 7JB*

This truly stunning three double bedroom detached chalet bungalow is ideally situated within walking distance of New Milton town center and Barton on Sea clifftop and beach. The property has been improved in recent years and is now presented in outstanding condition throughout with features including a spacious entrance hall, high specification kitchen and bathrooms, a master bedroom with en-suite and private and secluded gardens.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Ground Floor Double Bedrooms
- Ground Floor Bathroom
- Study
- First Floor Master Bedroom
- En-Suite Bathroom
- Garage
- Driveway
- Secluded Garden



The Property

Entrance hall with Karndean flooring, a double radiator, storage cupboard, central heating controls and smooth plastered ceilings

The sitting room has a bright and airy double aspect with ample space for four to six seater table and chairs and three piece suite, a feature fireplace with stone mantle and hearth, an inset electric fire, TV aerial point, two double radiators and double casement doors lead through to the conservatory

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, double casement doors leading out to the patio and rear garden, double glazed roof, a double radiator and tiled flooring

On the ground floor are two fantastic double bedrooms with bedroom two benefitting from an attractive bay window to the front and a fantastic range of built in storage, has ample space for a king size bed with additional furniture

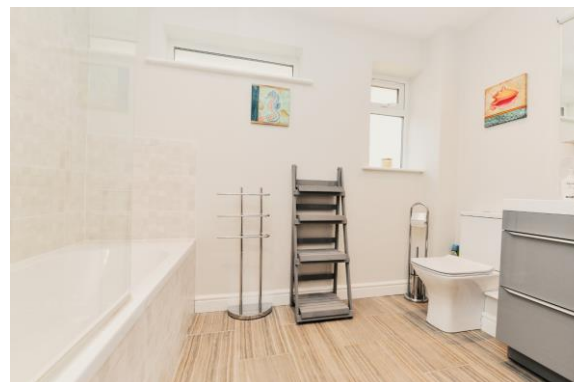
The luxury family bathroom is situated on the ground floor with tiled flooring, part tiled walls, a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over, and independent thermostatic shower attachment, glass shower screen, chrome heated towel rail, extractor fan and UPVC windows

The high specification kitchen is fitted with a lovely range of shaker style wall and base units with a contrasting timber worktop, sliding patio doors lead out to the patio and rear garden and integrated appliances include a five burner gas hob with extractor fan over, eye level double oven, tall stand up fridge freezer, dishwasher, washing machine, and wall mounted Valliant boiler

The ground floor study with stairs to first floor has a useful storage cupboard and desk with power points and radiator, a UPVC window makes it lovely bright and airy and stairs lead to the master bedroom

This stunning master bedroom has a bright double aspect with feature dormer window to the front and Velux window to the side with built in blind, ample space for king size bed, window seat with storage beneath, range of built in wardrobes and its own luxury en-suite bathroom

The en-suite is a particularly good size with panel bath with mixer tap over and hand held shower attachment, double walk-in shower with Mira shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, UPVC window, wood effect flooring and part tiled walls





Gardens & Grounds

To the front of the property is a generous driveway giving off-road parking for three to four vehicles with colourful beds with mature shrubs, low level wall and giving access to the single garage with double opening doors, power and light.

To the rear of the property is a private and secluded garden with large sandstone patio, storage shed with the rest of the garden laid to lawn with mature and colourful borders.

Services

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

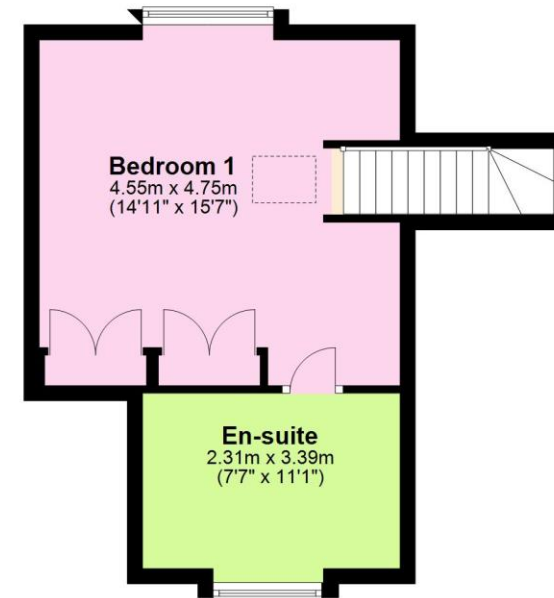
Ground Floor

Approx. 115.0 sq. metres (1237.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 147.0 sq. metres (1581.8 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. Continue straight across the roundabout and upon reaching the T-junction turn right on to Christchurch Road. Turn immediately left into Southern Lane where the property will be found on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

