



*2 Willow Walk, Barton on Sea, BH25 7TL*

£975,000

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*2 Willow Walk  
Barton on Sea  
New Milton  
Hampshire  
BH25 7TL*

A substantial, modern, detached family house occupying a prime position on a sought after Pennyfarthing built development, ideally located with views over Long Meadow and just a few steps from the beautiful Barton on Sea clifftop and beach. The property offers five good sized bedrooms, four reception rooms, a large kitchen with a separate utility room, three bath/shower rooms, and a lovely private plot. The property is also offered with no forward chain.

- Reception Hall
- Sitting Room
- Dining Room
- Study & Garden Room
- Kitchen
- Utility Room & Cloakroom
- Five Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Double Garage
- Off Road Parking
- Private Gardens



## The Property

Large reception hall with a double glazed front door, stairs to the first floor, and an understairs storage cupboard.

Spacious double aspect sitting room with an impressive stone fireplace, a recessed Clearview woodburning stove, along with double glazed casement doors opening onto the south facing patio and rear garden.

Large separate dining room featuring a fire surround with a marble backing and hearth.

Double aspect home office with twin UPVC double glazed bay windows and a far reaching outlook over Long Meadow.

Garden room with four high level double glazed Velux windows, tiled flooring, a triple aspect, sliding doors onto the patio, and a private outlook over the rear garden.

Kitchen fitted with a range of white units, contrasting granite worktops, and a gas Aga. Integrated appliances include an electric oven, a gas hob, an extractor, a fridge, and a dishwasher. There are part tiled walls, recessed ceiling spotlights, and a central island unit with a granite worktop and a one and a half bowl sink unit with a mixer tap.

Useful separate utility room with a further range of storage units, a stone effect worktop, an inset sink unit with mixer tap, a wall mounted Worcester gas fired boiler, space for a tall fridge/freezer, a washing machine, and a tumble dryer, and a UPVC double glazed door leading outside.

Ground floor cloakroom with a WC and a hand basin.

Spacious landing with a trap to the roof space, accessed by a pull down ladder, and twin airing cupboards.

Five good sized bedrooms, three with built-in wardrobes, two with fully tiled en-suite shower rooms, and one with a dressing room.

Fully tiled family bathroom with a white suite comprising a panel bath, a separate corner shower cubicle, a wash basin, and a WC.





## *Gardens & Grounds*

The property sits on a lovely private plot with a block paved driveway providing off road parking and leading to the double garage, which has twin electrically operated up and over doors, power, and lighting. The remainder of the front garden is laid mainly to lawn, with mature high level hedging providing a good degree of privacy.

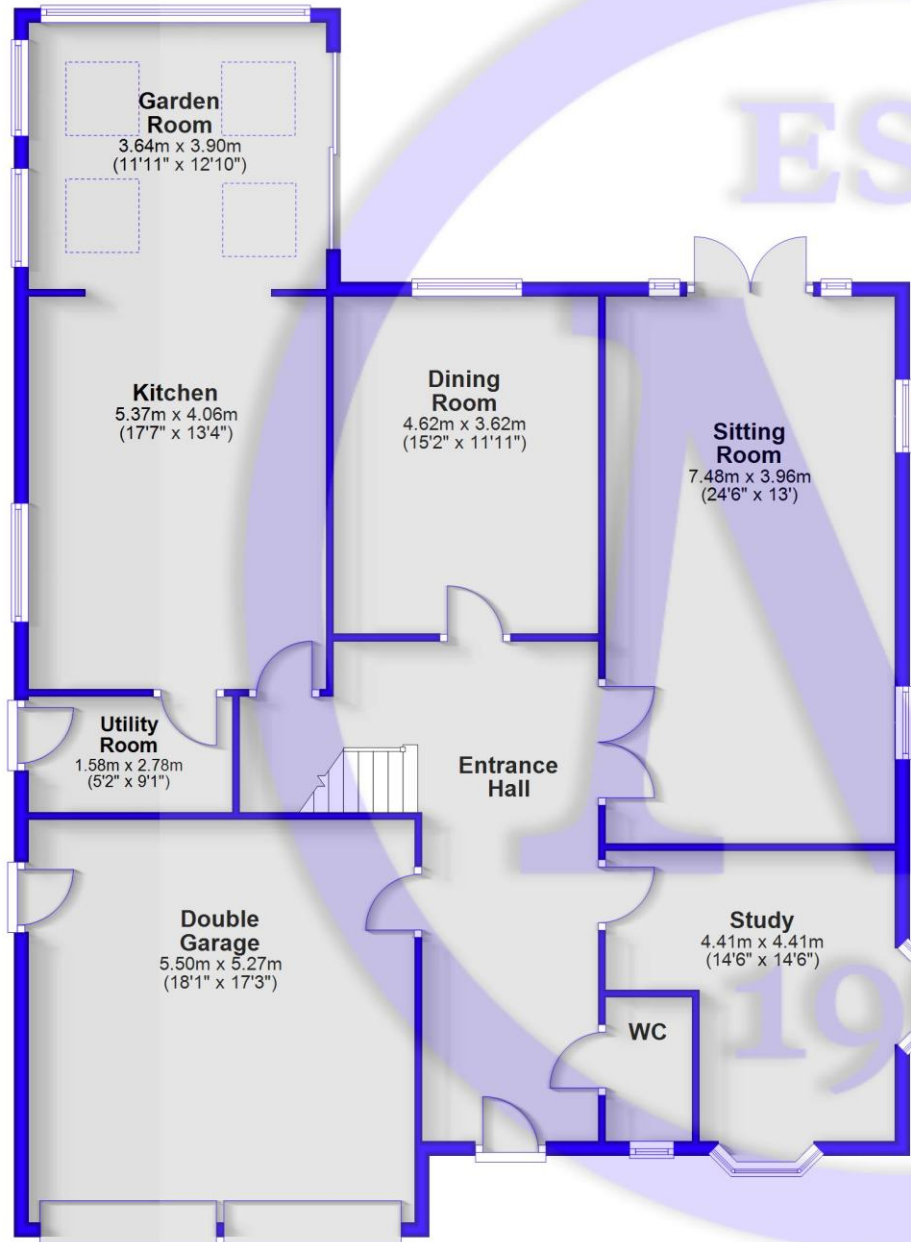
Adjoining the rear of the property is an area of textured paved patio with decorative brick edging. The remainder of the garden is on two levels, with well kept areas of lawn, numerous mature shrubs, a timber garden shed, a sunny south facing aspect, and the rear garden is larger than it first appears.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: G
- Energy Performance Rating: To be confirmed

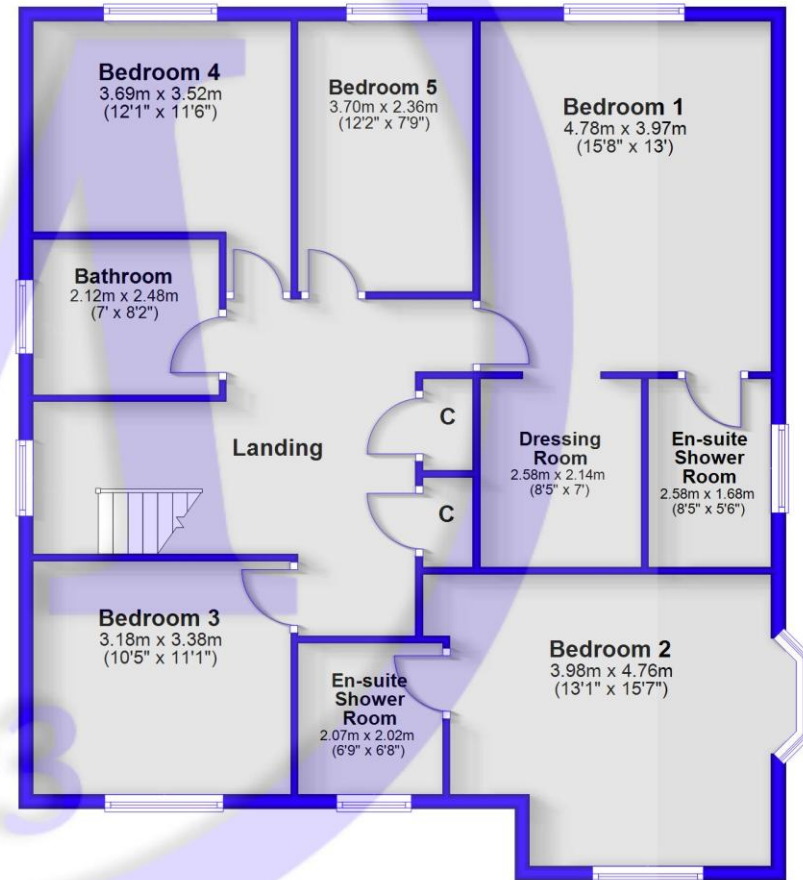
### Ground Floor

Approx. 157.3 sq. metres (1693.0 sq. feet)



### First Floor

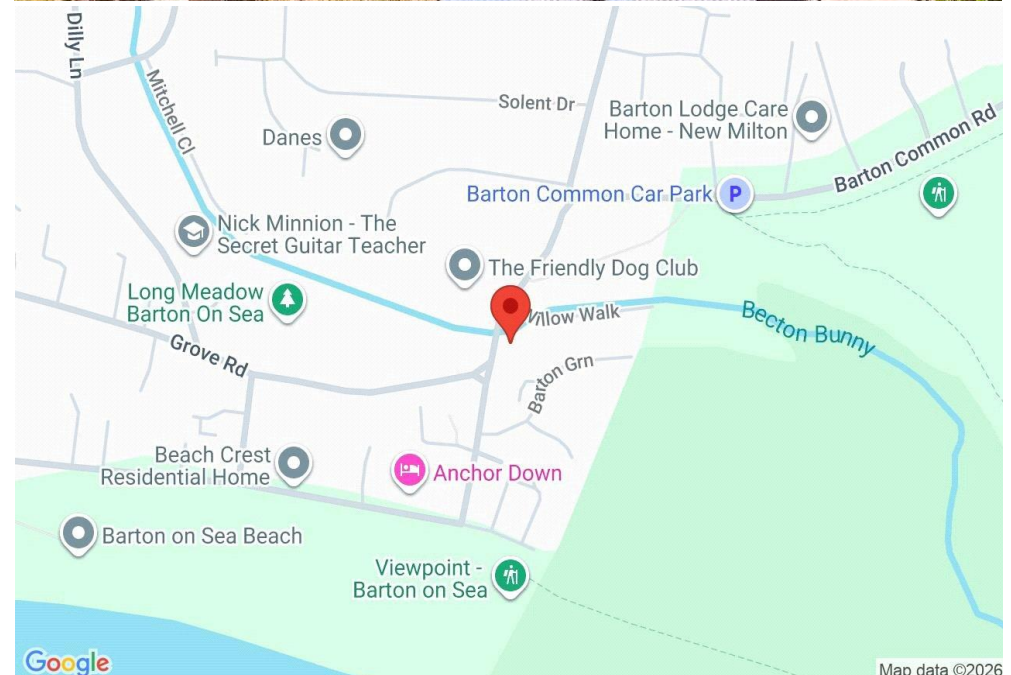
Approx. 109.2 sq. metres (1175.1 sq. feet)



Total area: approx. 266.4 sq. metres (2868.0 sq. feet)

## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.





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