



*5 Barton Croft, Barton on Sea, BH25 7BT*

*£750,000*

**Mitchells**  
1963 — TODAY





*5 Barton Croft  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BT*

An attractive four double bedroom detached chalet style bungalow situated in a prime location in Barton On Sea with both Long Meadow and Barton On Sea clifftop and beach within easy walking distance. The property offers spacious accommodation throughout including a lovely large reception hall, a modern kitchen/breakfast room, three bath/shower rooms, a good sized rear garden and an internal viewing is strongly recommended to fully appreciate both the size and the quality of the property.

- Reception Hall
- Utility Cupboard
- Sitting Room
- Kitchen/Breakfast Room
- Two Ground Floor Double Bedrooms
- Ground Floor Bathroom
- Ground Floor En-Suite Shower Room
- Landing
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Garage
- Off Road Parking
- Private Gardens





# The Property

Covered entrance porch with attractive oak beams and character brick flooring.

Reception hall with an open glass staircase to the first floor, recess ceiling spotlights and a UPVC double glazed front door.

Double aspect sitting room with a feature UPVC double glazed bay window and a handsome stone fireplace.

Modern kitchen/breakfast room fitted with a range of cream wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, microwave, fridge, separate freezer, five burner gas hob, extractor fan and dishwasher, timber effect flooring, a double aspect, under cupboard lighting, recess ceiling spotlights and ample room for kitchen table.

Rear lobby with doors to front and rear gardens and attractive tiled effect flooring.

Utility cupboard with space and plumbing for washing machine, boiler cupboard housing a wall mounted Worcester gas fired boiler and pressurised hot water cylinder.

Two ground floor double bedrooms, one with a feature bay window and one with casement doors onto the rear garden and a fully tiled ensuite shower room fitted with a modern white suite comprising a corner shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights and an extractor fan.

Fully tiled ground floor bathroom fitted with a modern white suite comprising a panel bath, wash basin, WC, timber effect flooring, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

Two large first floor double bedrooms both with double aspects, access to eaves storage and recess ceiling spotlights.

Fully tiled first floor bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over and a folding glass shower screen, wash basin, WC, chrome ladder style heated towel rail, timber effect flooring, recess ceiling spotlights and an extractor fan.





## *Gardens & Grounds*

The front garden has an in out shingled driveway providing excellent off road parking with well stocked and colourful beds and borders.

The integral garage has an electrically operated roller door, power and light.

The rear garden provides a good degree of privacy and has a good sized area of textured paved patio with a decorative brick edging with the remainder laid mainly to lawn with mature borders and mature trees providing a backdrop.

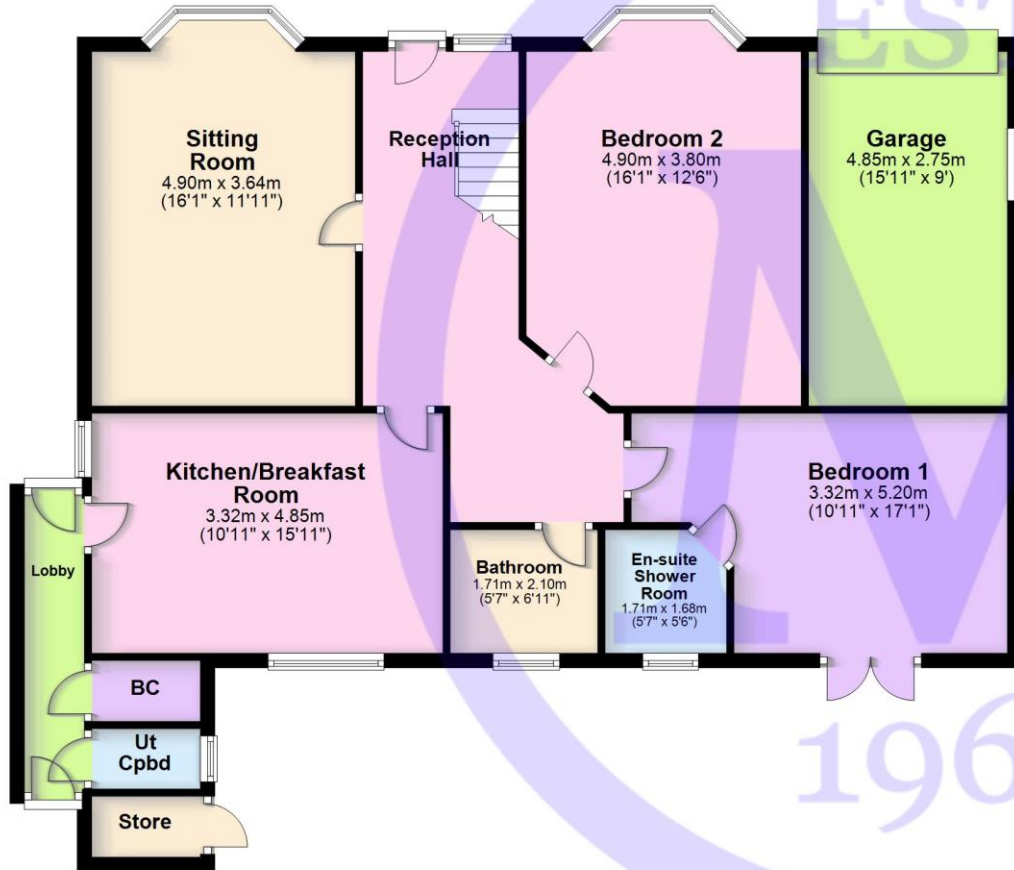
## *Services*

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



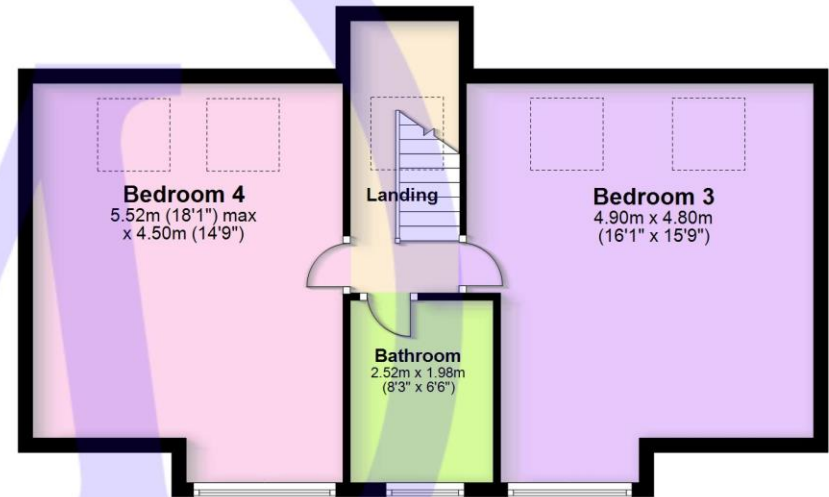
### Ground Floor

Approx. 113.7 sq. metres (1223.7 sq. feet)



### First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



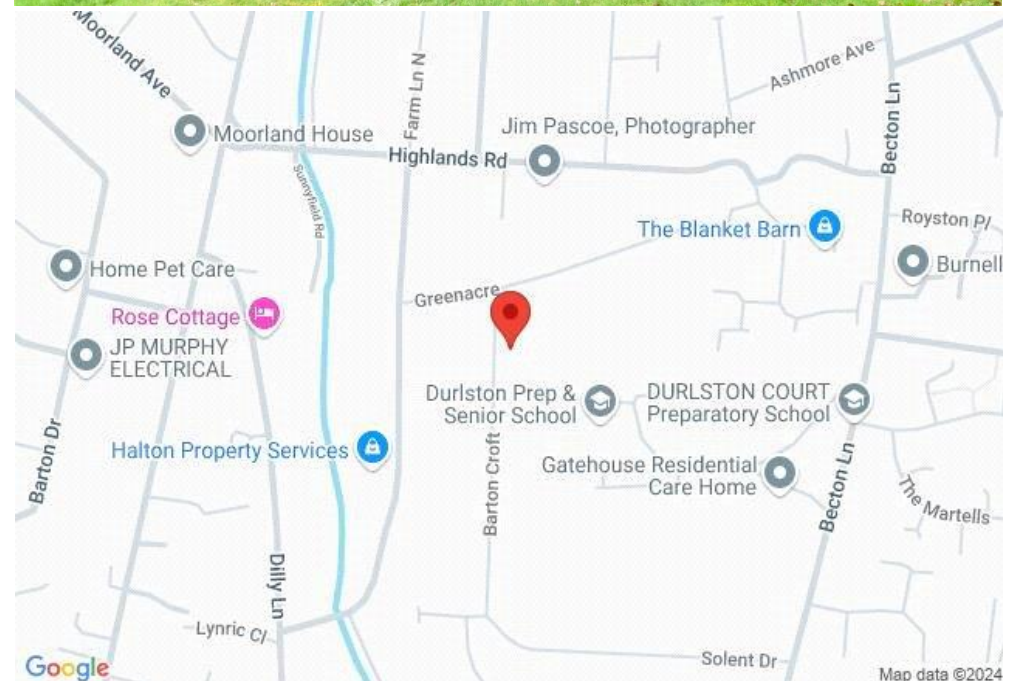
Total area: approx. 174.0 sq. metres (1872.5 sq. feet)

## 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. At the roundabout turn right onto Lymington Road, take the second turning left into Becton Lane and third right into Solent Drive. Bear right into Barton Croft where the property will be found on the right hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

**Mitchells**  
1963 — TODAY

