11 Barton Green, Barton on Sea, BH25 7LZ

£1,050,000

Mitchells

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11 Barton Green
Barton on Sea
New Milton
Hampshire
BH25 7LZ

A modern yet contemporary four bedroom, three reception room, high quality detached property, situated on a sought after and select development built by Colten, in an enviable position adjoining Barton on Sea Golf Course, with stunning, far reaching sea views incorporating the Isle of Wight and the Needles. Other features of the property include a double garage, a large carport, a good sized kitchen/breakfast room, bespoke glazing that takes full advantage of the views on offer, easily maintained gardens, and an internal viewing is strongly recommended to fully appreciate the views available.

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- Bathroom
- En-Suite Shower Room
- Double Garage
- Carport
- Off Road Parking
- Private Gardens

The Property

Entrance porch with Velux window and twin wall lanterns.

Entrance hall with a fantastic vaulted ceiling providing an abundance of natural light and stunning views of Barton Golf Course, Christchurch Bay, and the Isle of Wight. Features include a timber staircase to the first floor and a security alarm system.

Triple aspect sitting room with superb, far reaching views over Barton on Sea Golf Course, the Solent, and the Isle of Wight. Along with an inset driftwood living flame gas fire and sliding doors opening onto the patio and rear garden.

Kitchen/breakfast room fitted with an excellent range of modern white wall and base units with contrasting worktops and an inset one and a half bowl sink unit with mixer tap. Appliances include an integrated gas hob with extractor over, Bosch double oven, fridge, separate freezer, and dishwasher. Additional features include a built-in larder cupboard, breakfast bar, ample room for a breakfast table, sliding patio doors onto the garden, lovely views over the golf course, and an attractive vaulted glass ceiling.

Dining room with a feature vaulted ceiling and patio doors opening onto the courtyard garden.

Family room/home office with vaulted beam ceiling, a feature walk-in bay window, and lovely views over the golf course.

Ground floor cloakroom fitted with a white suite.

Utility room fitted with a range of white wall and base units, a stainless steel sink unit with mixer tap, space for a washing machine, and a wall mounted Potterton gas fired boiler.

First floor landing with a feature triangular window providing a lovely view of the golf course, and an airing cupboard housing the Megaflo pressurised hot water cylinder.

Four good sized bedrooms, including a stunning master bedroom suite benefitting from a triple aspect, taking full advantage of the sea and golf course views. Features include built-in wardrobes and an en-suite shower room comprising a shower cubicle with thermostatic shower, wash basin, WC, bidet, and vanity unit.

Family bathroom fitted with a white suite comprising a panelled bath with mixer tap and shower attachment over, wash basin with storage beneath, WC, and part tiled walls.

Gardens & Grounds

The property offers excellent off road parking, including covered parking under a large carport and a double garage with a remote controlled up and over door, power, and lighting.

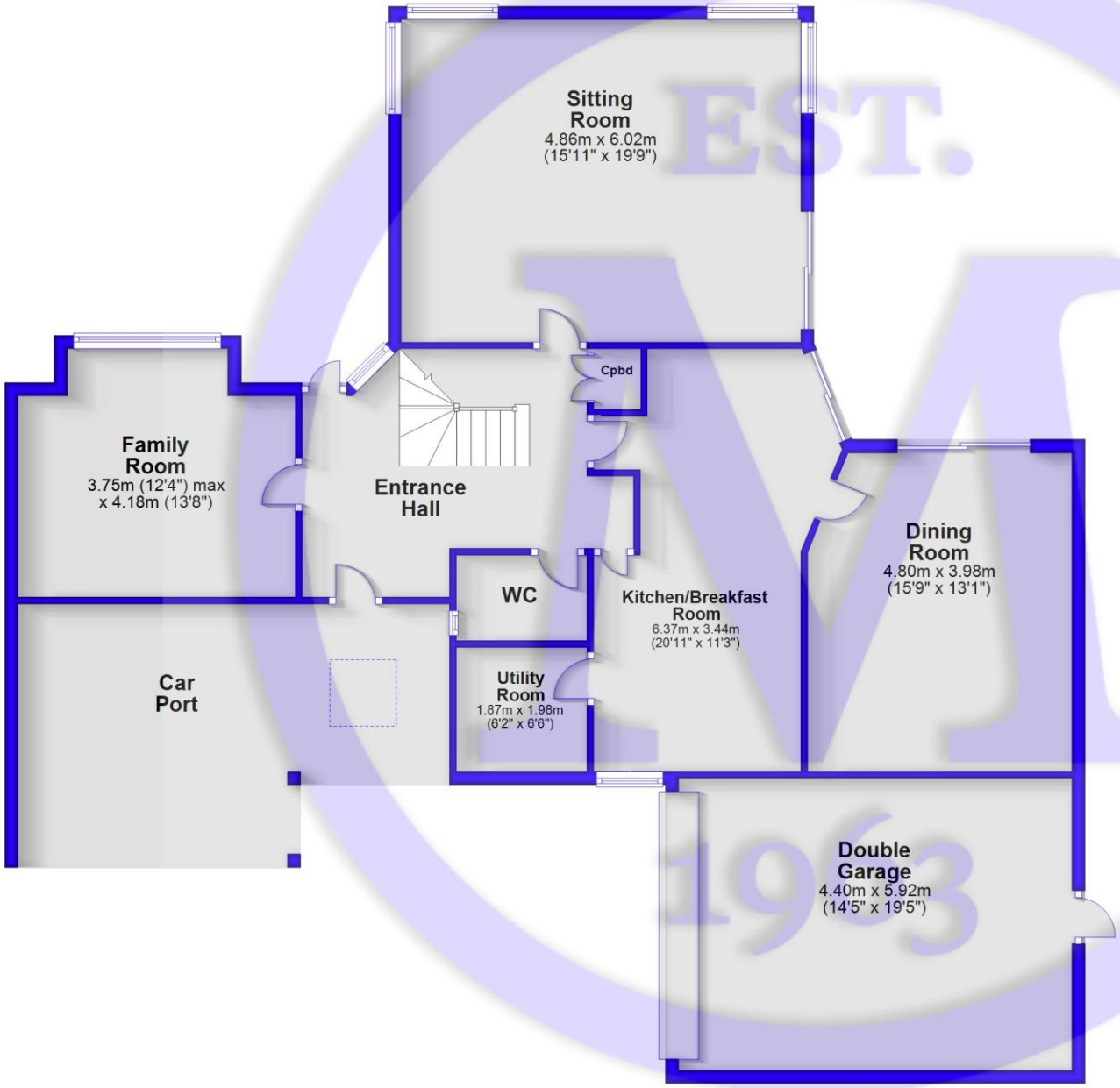
The rear garden is designed in a courtyard style and is mainly paved for ease of maintenance. A glazed veranda provides a sheltered patio area, complemented by an ornamental fish pond, low level fencing to take full advantage of the stunning views, security lighting, and a lovely open aspect.

Services

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

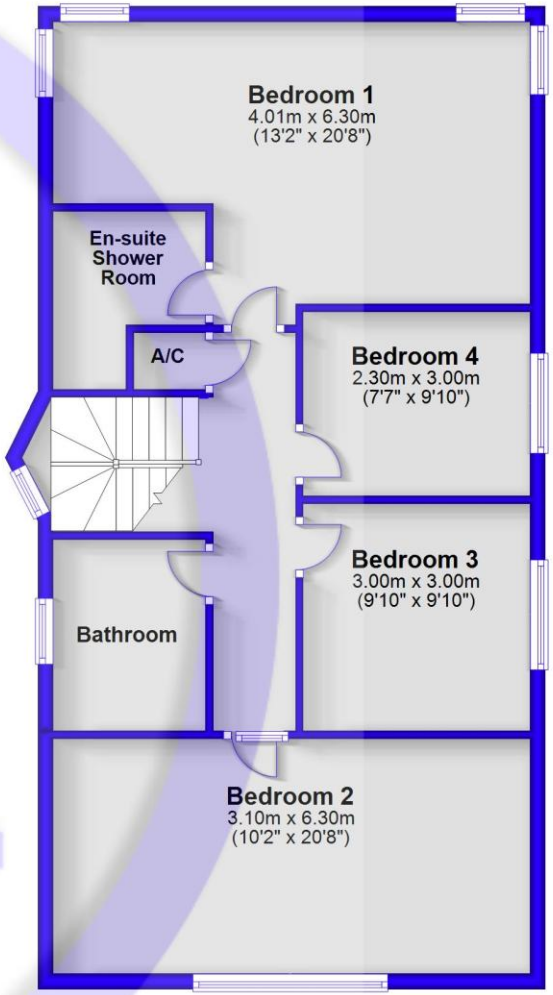
Ground Floor

Approx. 154.7 sq. metres (1665.3 sq. feet)



First Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



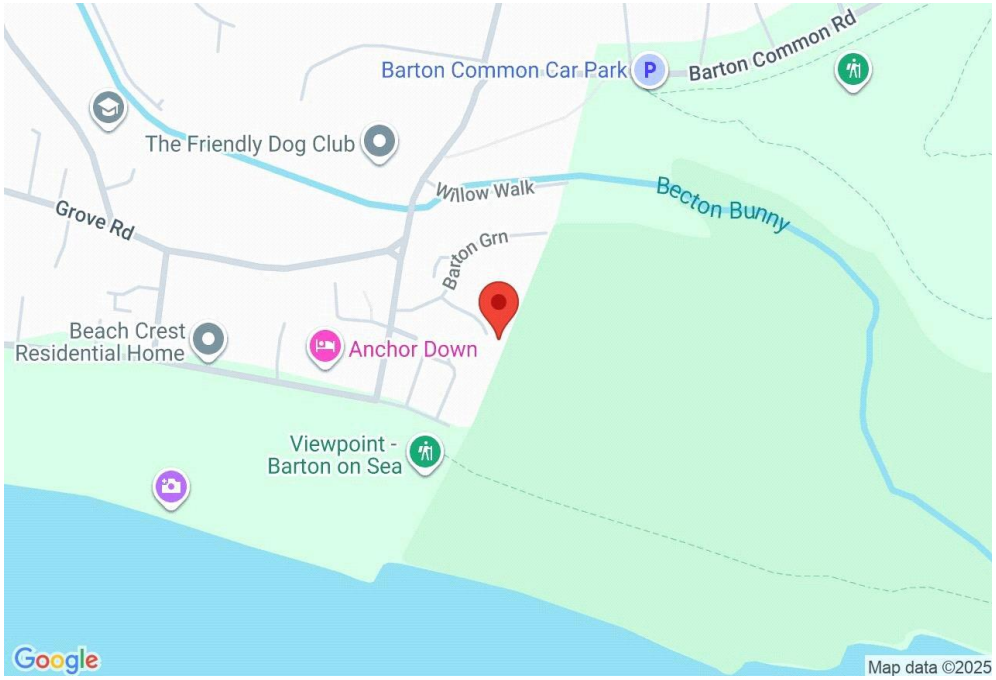
Total area: approx. 235.4 sq. metres (2533.3 sq. feet)

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 on the left into Becton Lane. At the junction, continue straight across and take the second turning on the left into Barton Green, where the property will be found on the right hand side.



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