

# 11 BARTON GREEN

BARTON ON SEA, NEW MILTON, BH25 7LZ





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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 and 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 taking full advantage of the views on offer, easily maintained gardens and an internal viewing is strongly recommended to fully appreciate the views on offer.

- 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



£1,250,000

# 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, timber staircase to the first floor and security alarm system

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

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

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

Family room/home office with vaulted beam ceiling, feature walk-in bay 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 with a stainless steel sink unit with mixer tap over, space for washing machine and a wall mounted Potterton gas fired boiler

First floor landing with 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 with stunning master bedroom suite benefitting from a triple aspect taking full advantage of the sea and golf course views, built in wardrobes, 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 panel bath with mixer tap and shower attachment over, wash basin with storage beneath, WC and part tiled walls





## Gardens & Grounds

The property has excellent off-road parking including covered parking under the carport and a double garage which has remote control up and over door, power and light.

The rear garden is laid out in a courtyard style and is mainly paved for ease of maintenance, a glazed veranda provides a sheltered patio area, an ornamental fish pond, low level fencing taking full advantage of the views, security lighting and a lovely open aspect.

## Services

Mains gas, electric, drainage and water

Council Tax Band G

Energy Performance Rating TBC



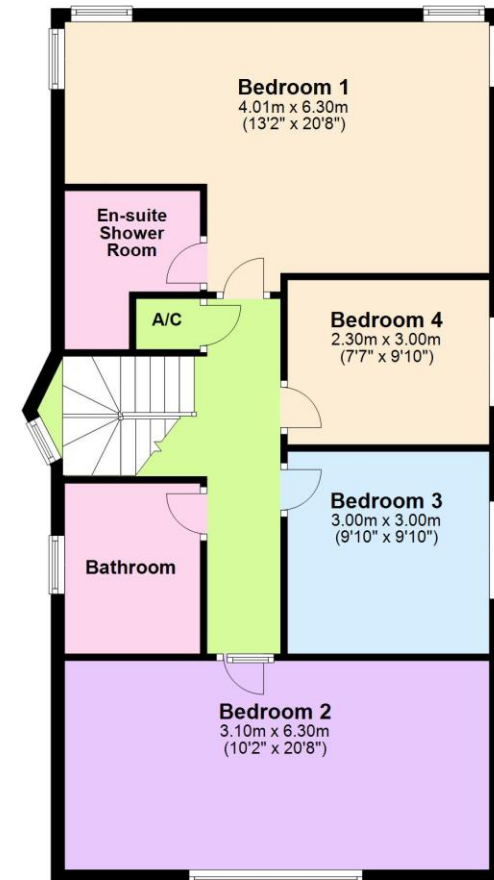
### Ground Floor

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



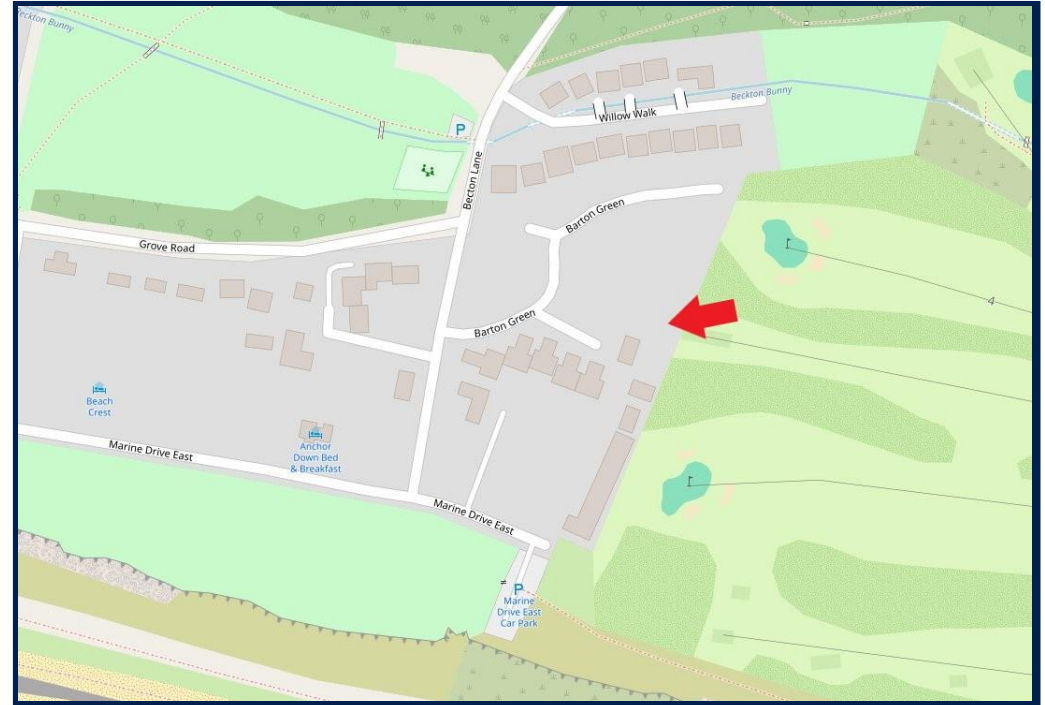
### First Floor

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



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

\*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.

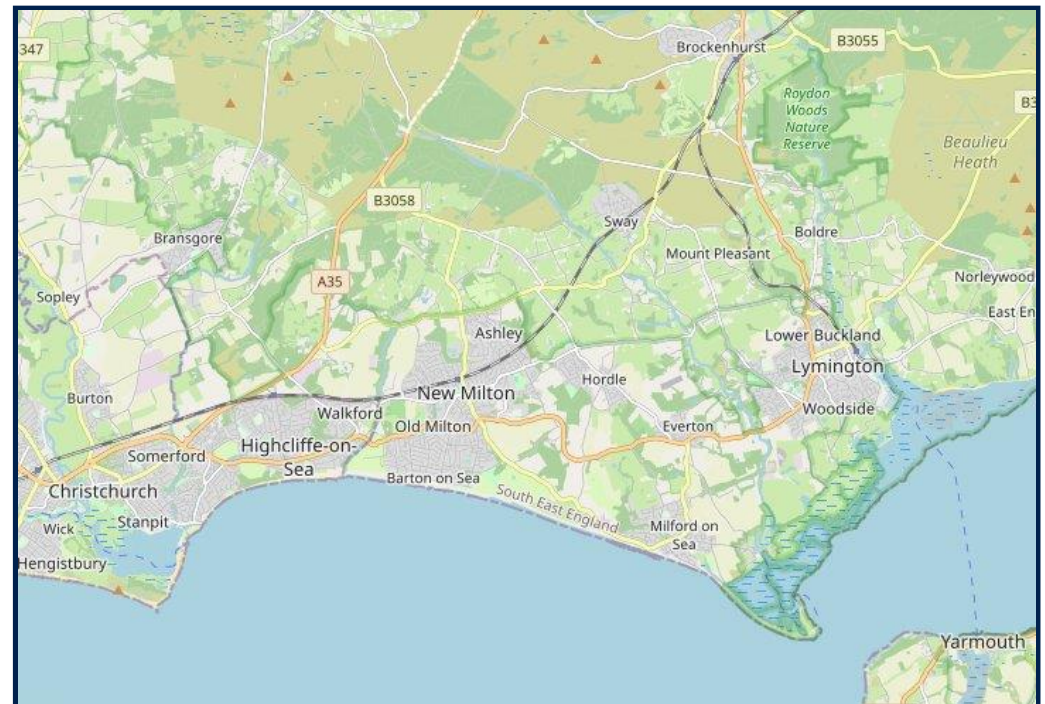


## Situation

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





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