



*6 Barton Lane, Barton on Sea, BH25 7PL*

£725,000

**Mitchells**  
1963 — TODAY







*6 Barton Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PL*

A particularly attractive three/four double bedroom chalet style property having undergone an extensive renovation programme in recent years including updated configuration and now presented in excellent order throughout. Other features of this lovely home include a large master bedroom with an ensuite shower room, spacious living accommodation, a superb kitchen/dining area, beautiful private gardens and an excellent peaceful position within only a short walk of Barton On Sea clifftop and beach.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Ground Floor Master Bedroom
- Ensuite Shower Room
- Cloakroom
- Landing
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Useful Home Office/Bedroom Four
- Garage
- Carport
- Off Road Parking
- Private Gardens



## The Property

Large conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched polycarbonate roof.

Entrance hall with parquet flooring, stairs to the first floor and a useful understairs storage cupboard.

Superb triple aspect sitting room with a feature wood burning stove, excellent built in storage, attractive parquet flooring and contemporary radiator.

Conservatory with low level cavity brick walls, UPVC double glazed windows, polycarbonate roof, tiled flooring, and sliding doors onto the patio and rear garden.

Superb kitchen/dining area with the kitchen area having an excellent range of modern wall and base units with a contrasting worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, five burner gas hob, extractor, dishwasher, washing machine, space for American style fridge/freezer, recess ceiling spotlights, Karndean flooring, attractive wall tiling, under cupboard lighting, ample room for large dining table in the dining area, built in seating with useful storage beneath and UPVC double glazed doors onto the patio and rear garden.

Ground floor master bedroom with a double aspect, a private outlook to the front and an ensuite shower room fitted with a modern white suite comprising a fully tiled shower cubicle, wash basin with storage beneath, WC, Karndean flooring, recess ceiling spotlights, chrome ladder style heated towel rail and an extractor fan.

Ground floor cloakroom fitted with a white suite.

Attractive German white oak staircase leads to the first floor landing with a built in double airing cupboard.

Two first floor double bedrooms both benefitting from luxury built in bedroom furniture.

Useful home office/bedroom four with twin double glazed Velux windows and a UPVC double glazed window providing an abundance of light along with excellent built in storage.







## *Gardens & Grounds*

The property sits on a beautiful mature plot which is well screened from the lane with mature hedging.

The front garden is laid mainly to lawn with well stocked and colourful beds and borders, twin timber gates provide access to the driveway with a further set of gates providing access along one side of the property providing extensive off road parking and leading to the carport that gives covered parking for one vehicle and intern leads to the detached garage with electrically operated up and over door, pitched roof, dog shower, boarded loft space with pull down ladder, power and light.

Adjoining the rear of the property is an area of textured paved patio with attractive timber pergola feature with productive grape vine. The remainder is laid mainly to decorative stone for ease of maintenance with raised and well stocked flower and shrub borders, all enjoying a high degree of privacy.

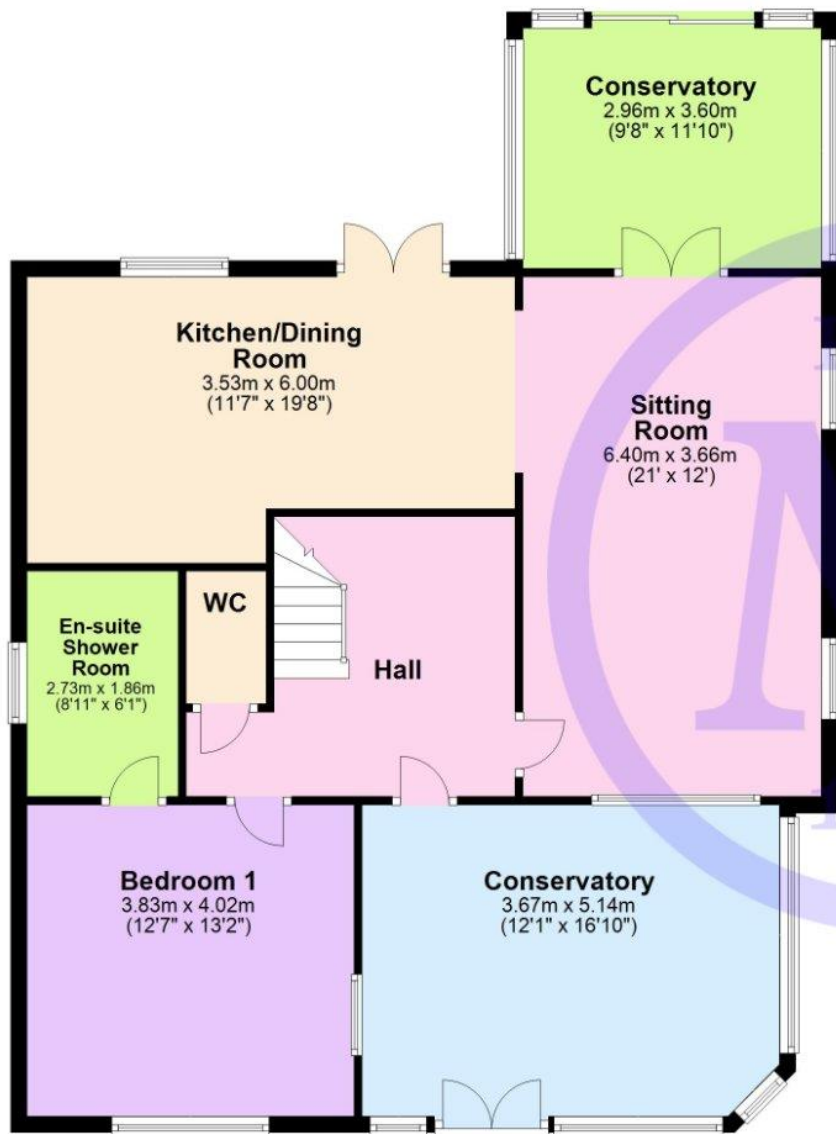


## *Services*

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

## Ground Floor

Approx. 109.6 sq. metres (1180.0 sq. feet)



## First Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 166.0 sq. metres (1786.4 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.

6 Barton Lane, Barton on Sea, New Milton



## 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, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells proceed along Old Milton Road. At the roundabout continue straight across and upon reaching the T junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Sea Road. Take the fourth turning right Barton Lane where the property will be seen after a short distance on the right hand side.







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