



33 Barton Common Lane, Barton On Sea, BH25 5PS

£845,000

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*33 Barton Common Lane
Barton On Sea
New Milton
Hampshire
BH25 5PS*

A highly impressive and individual four bedroom detached chalet style residence with the added benefit of a self-contained annexe offering over 200m² of accommodation and situated in a fantastic tucked away wooded position in a sought after position in Barton On Sea. The property has been comprehensively modernised and refurbished in recent years and is now presented in excellent condition throughout. Other features of the property include an impressive reception hall with superb galleried landing, lovely double aspect sitting room with woodburning stove, stunning large kitchen/dining room with casement doors onto the patio and rear garden, two ground floor bedrooms, ground floor bathroom, two superb first floor bedrooms, both with en suite facilities and a viewing is highly recommended to fully appreciate both the location and the size of the property.

- Porch
- Reception Hall
- Living Room
- Kitchen/Dining Room
- Two Ground Floor Bedrooms
- Ground Floor Bathroom
- Galleried Landing
- Two First Floor Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Self Contained Open Plan Annexe Over Garage
- Double Garage
- Private Garden
- Off Road Parking
- 200m² Of Accommodation
- Wooded Location



The Property

Entrance porch with built in storage, shelving and double glazed hard wood front door.

Superb large reception hall with oak flooring, oak staircase, built in storage, high level double glazed Velux window, attractive galleried landing.

Double aspect sitting room with oak flooring, built in shelving, brick fireplace with timber mantle and stone hearth and recess wood burning stove.

Stunning kitchen/dining room with the kitchen having an excellent range of modern grey units, soft close draws and doors and contrasting light granite worktop and breakfast bar, space for range style cooker, extractor fan, integrated fridge and separate freezer, attractive tiled flooring, wine rack, integrated washing machine and dishwasher, ceiling spotlight and a lovely outlook over the rear garden.

Dining area with oak flooring, double aspect, recess ceiling spotlight, UPVC double glazed casement doors onto the patio.

Two ground floor bedrooms both with built in wardrobes.

Ground floor bathroom fitted with a modern white suite comprising tiled panel bath, with an independent shower over, glass shower screen, wash hand basin with storage beneath, WC, chrome ladder style heated towel rail and extractor fan.

Feature galleried landing with a double glazed Velux window providing an abundance of light and an attractive wooded outlook.

Two first floor double bedrooms both with built in wardrobes with the master bedroom with luxurious and spacious en suite bathroom fitted with a white suite comprising freestanding rolltop bath, large shower cubicle, wash basin, WC, tiled flooring, heated towel rail, ceiling spotlights and extractor fan.

The other first floor bedroom also benefits from an en suite shower room fitted with a modern white suite.

The annexe is located above the double garage with a private entrance on the ground floor, large open plan kitchen/living/bedroom area benefitting from a double aspect, attractive timber effect flooring, built in storage, electric heating.

Kitchen area with a range of units with a timber effect worktop, inset sink unit with mixer tap over, space for fridge, breakfast bar.

Shower room fitted with a modern white suite comprising fully tiled shower cubicle, thermostatic controlled shower, wash basin with storage, WC, heated towel rail, extractor fan and attractive timber effect flooring.





Gardens & Grounds

The property sits on a fantastic private plot with the garden laid mainly to well kept lawn with well stocked borders, shingle pathway and timber fencing.

The rear garden is a particular feature having an area of patio adjoining the rear of the property leading to a raised decking area with the remainder being laid to lawn with well stocked and colourful sleeper borders, mature hedging provides a good degree of privacy, further garden to the side with log store and access to the double garage which has twin up and over doors, power and light.



Services

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

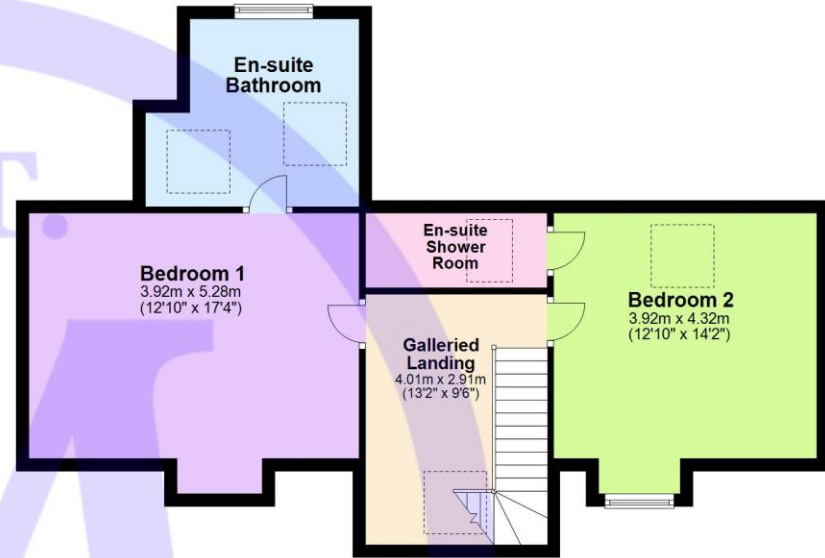
Ground Floor

Approx. 102.1 sq. metres (1098.7 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



Annexe

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 201.3 sq. metres (2166.3 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.

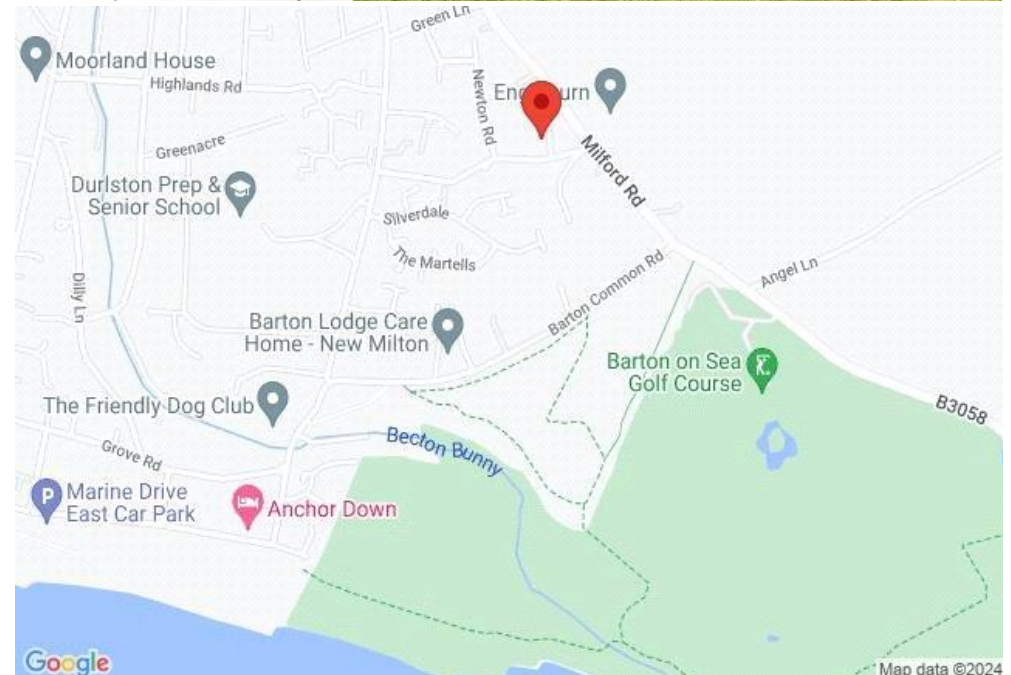
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Situation

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 take the second exit onto Milford Road and after approximately half a mile take the third turning on the left onto Barton Common Lane. Follow the road round to the right where the property will be found on the right hand side.





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