



*Bramble Cottage, 34 Grove Road, Barton on Sea, BH25 7DN*

*£590,000*

**Mitchells**  
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*Bramble Cottage*  
*34 Grove Road*  
*Barton on Sea*  
*New Milton*  
*Hampshire*  
*BH25 7DN*

A handsome detached characterful house enviably located only one road back from Barton On Sea clifftop and beach and set on a lovely mature plot opposite Long Meadow and benefitting from a south facing aspect to the rear. Other features of the property include scope for extension, if required, three bedrooms, two reception rooms, a UPVC double glazed conservatory, two garages and a ground floor cloakroom.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Boiler Room
- Conservatory
- Landing
- Three Bedrooms
- Bathroom
- Two Garages
- Private Gardens



## The Property

Entrance with exposed timber flooring, attractive timber staircase to the first floor and a useful understairs storage cupboard.

Lovely triple aspect sitting room with a feature brick fireplace with a timber mantle, tiled hearth and inset wood burning stove, exposed timber flooring and a private southerly outlook over the rear garden.

Separate dining room with exposed timber flooring, a double aspect and a pleasant southerly aspect over the rear garden.

Kitchen fitted with a range of timber units with a tiled worktop and an inset one and a half bowl sink unit with mixer tap over, space for range style cooker, integrated fridge, freezer and dishwasher, part tiled walls and a lovely wooded outlook to the front.

Utility area with space and plumbing for washing machine, tiled flooring, a glazed stable door to outside and boiler cupboard housing a wall mounted Worcester gas fired boiler.

Cloakroom fitted with a white suite and with part tiled walls.

Large conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, casement door to outside, tiled flooring and a lovely outlook over the rear garden.

Impressive landing with attractive staircase and trap to the roof space.

Three bedrooms, including an impressive double aspect master bedroom with an excellent range of built in wardrobes.

Fully tiled bathroom fitted with a white suite comprising a shaped bath with independent shower over and glass shower screen, wash basin, WC, tiled flooring and airing cupboard.





## *Gardens & Grounds*

The property benefits from two single garages and additional off road parking to the front. Steps lead to the front door with the remainder of the garden laid mainly to lawn and mature and well stocked beds and borders.

The rear garden is laid mainly to lawn, mature flower and shrub borders, faces a sunny southerly direction and enjoys a high degree of privacy and seclusion.

## *Services*

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



Total area: approx. 129.7 sq. metres (1396.4 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.

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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 turn right onto Lymington Road. Take the second turning left into Becton Lane. At the junction continue straight ahead, also Becton Lane. Take the first turning right into Grove Road where the property will be found on the left hand side.





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