



11a Purbeck Road, Barton on Sea, BH25 7QG

£949,950

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*11a Purbeck Road
Barton on Sea
New Milton
Hampshire
BH25 7QG*

This handsome character house is ideally situated only one road back from Barton on sea clifftop and beach and is walking distance of the popular Cliffhouse hotel and restaurant. The property offers bright and spacious accommodation with features including a generous L-shaped sitting room, kitchen/dining room, family room, master bedroom with en suite and sunny south facing garden.

- Entrance Porch
- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Dining Room
- Family Room
- Lobby
- Sitting Room
- First Floor Landing
- Four Bedrooms
- Shower Room
- Family Bathroom
- En Suite Bathroom
- Driveway
- Integral Garage
- Sunny South Facing Garden



The Property

Entrance porch with UPVC front door, UPVC double glazed window, tiled flooring with access through to the entrance hall.

Entrance Hall with timber effect flooring, useful understairs storage cupboard, central heating thermostat and stairs to first floor landing.

Ground floor cloakroom has tiled flooring, part tiled walls and white suite comprising of WC, wall hung wash hand basin with mixer tap over and small window.

The kitchen is fitted with a range of timber effect wall and base units with a contrasting granite worktop, integrated appliances include four burner gas hob with extractor fan over, under counter Hotpoint double oven, dishwasher, one and a half bowl sink with mixer tap over and drainer, cupboard housing the modern Vaillant central heating boiler and space and plumbing for a tall stand up fridge/freezer.

An archway leads through to the spacious dining room with ample space for a six seater dining table with additional furniture and again opens through to the family room with space for three piece suite, TV ariel point, UPVC window and sliding patio door giving a fantastic view over the secluded south facing garden.

The side lobby with tiled flooring, UPVC Door leading to the driveway and second UPVC door leading onto the garden with lots of useful shelving, polycarbonate roof, space and plumbing for washing machine, and houses the gas meter.

The highly impressive L-shaped sitting room enjoys stunning views over the rear garden, has ample space for three to four piece suite, has a feature fireplace with oak mantle and inset living flame fire, has TV and satellite point and sliding patio doors leading to the rear garden.

On the first floor landing there is a large UPVC window giving lots of natural light, hatch to roof space with drop down ladder and airing cupboard with hot water tank and slatted shelves for storage.

The shower room has been beautifully fitted with fully tiled walls, chrome heated towel rail, tiled effect flooring and walk in shower with glass shower door, thermostatic shower attachments, extractor fan and UPVC window.

The family bathroom with tiled flooring, fully tiled walls and suite comprising of pedestal wash hand basin with mixer tap over, WC, panel bath with mixer tap over and handheld shower attachment, UPVC window and heated towel rail.

Bedroom two, three and four are all double bedrooms which all benefit from built in wardrobes.

The master bedroom is a particularly spacious room with ample space for king sized bed, has a large selection of built in wardrobes, enjoys views over the rear garden and benefits from its own en suite bathroom.

The en suite comprises of a wall hung wash hand basin with mixer tap over, P-shaped jacuzzi styled bath with mixer tap over, WC, built in storage, heated towel rail and UPVC window.





Gardens & Grounds

To the front of the property is a tarmac in out driveway with low level wall giving off road parking for five to six vehicles and giving access to the garage with crocodile electric roll top door, power, and lighting.

To the rear of the property is a sunny and secluded south facing garden which has been beautifully landscaped with a large patio with the rest of the garden laid to lawn with mature and colourful shrubs, high level fencing and hedging and an archway leading through to a further area of garden with storage shed and summer house.

Services

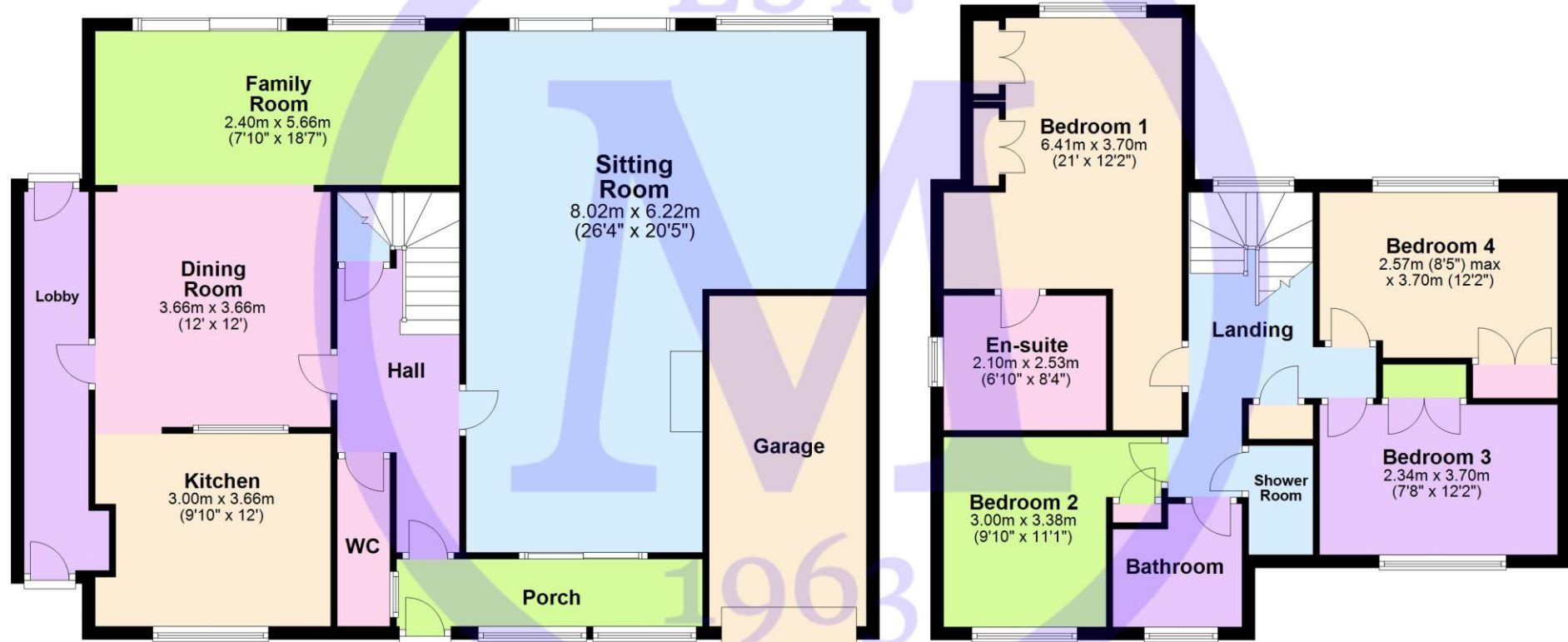
- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating To be confirmed

Ground Floor

Approx. 117.3 sq. metres (1262.5 sq. feet)

First Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 185.0 sq. metres (1991.0 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.

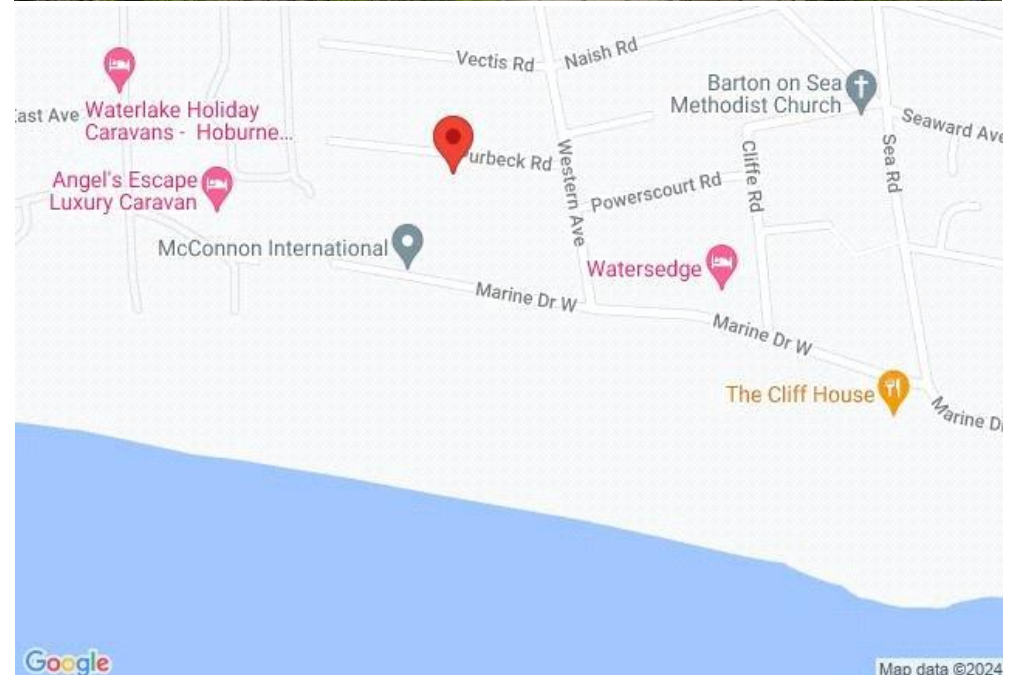
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Situation

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 proceed along Old Milton Road, at the roundabout continue straight across. Upon reaching the T-junction turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue, take the third turning right into Purbeck Road where the property will be found on the left hand side.





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