



*12 Solent Drive, Barton on Sea, BH25 7AW*

£1,150,000

**Mitchells**  
1963 — TODAY



*12 Solent Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7AW*

A truly stunning and particularly attractive detached residence, offering four double bedrooms and three bath/shower rooms, situated on one of Barton on Sea's finest roads. The property has recently undergone an extensive and professional modernisation and extension programme, creating a fantastic, individual home in this wonderful location. Other features include a superb large double aspect sitting room, a stunning double aspect kitchen/dining room, a separate utility room, and two ground floor double bedrooms, including the ground floor master bedroom suite. The property also benefits from good sized, well landscaped gardens. An internal viewing is strongly recommended to fully appreciate both the size and quality of this exceptional home.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Two Ground Floor Double Bedrooms
- En-Suite Shower Room
- Bathroom & Utility Room
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Dressing Room
- Garage & Off Road Parking
- Landscaped Gardens



# The Property

Reception hall with an impressive oak and glass staircase to the first floor, along with one double and one single cloak cupboard.

Large double aspect sitting room with contemporary radiators, a corner Contura wood burning stove, sliding doors onto the patio, and a lovely private outlook over the rear garden.

Stunning kitchen/dining room, with the kitchen area offering an extensive range of high quality wall and base units with soft closing drawers and doors, quartz worktops, upstands, and a breakfast bar with seating for four. Integrated appliances include a Neff electric oven, a microwave, a touch control induction hob, an extractor fan, a dishwasher, and a fridge, along with a pull out bin cupboard, under cupboard lighting, recessed ceiling spotlights, Porcelanosa floor tiling, contemporary radiators, ample room for a dining table, sliding doors onto the patio, and a lovely private outlook over the rear garden.

Useful separate utility room with a further range of storage cupboards, quartz worktops and upstands, an undermounted sink unit with a mixer tap, and space for an American style larder fridge, washing machine, and tumble dryer. There is a personal door through to the garage.

Two ground floor double bedrooms, both with feature bay windows. The master bedroom benefits from one double and one single built-in wardrobe, along with a luxury en-suite shower room fitted with a high quality white suite comprising a tiled shower cubicle with a thermostatic control shower, a wash basin with storage beneath, a WC, a contemporary radiator, tiled flooring, recessed ceiling spotlights, and an extractor fan.

Large ground floor bathroom fitted with a high quality white suite comprising a shaped panel bath with a mixer tap, an independent shower and glass shower screen, a wash basin with storage beneath, a WC, tiled flooring, a contemporary radiator, recessed ceiling spotlights, and an extractor fan.

Two first floor double bedrooms, one with a separate dressing room.

Large first floor bathroom fitted with a modern white suite comprising a shaped panel bath with a mixer tap, a Mira shower and glass shower screen, a wash basin with storage beneath, a WC, tiled flooring, recessed ceiling spotlights, an extractor fan, and a contemporary radiator.





## *Gardens & Grounds*

The property sits on a beautifully landscaped plot, with the front garden laid mainly to shingle, providing excellent off road parking. A low level timber fence and hedging offer privacy from the road.

The detached garage features an electrically operated roller door and a boiler cupboard at the rear.

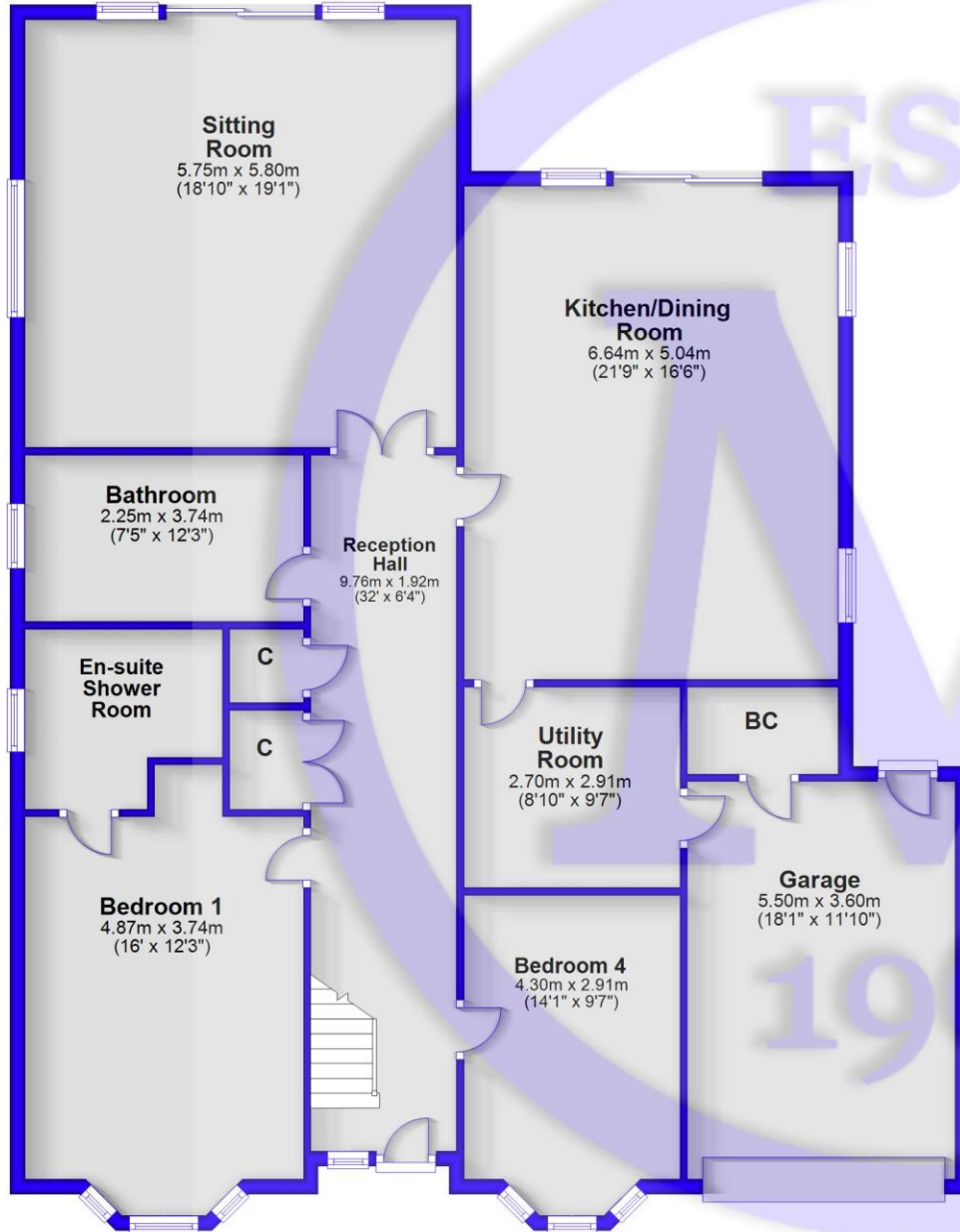
The rear garden is a particular highlight of the property, being a good size with a large Porcelanosa tiled patio adjoining the rear of the house, including a raised dining area. The remainder is laid mainly to lawn with single pathways and three useful timber buildings, suitable as a garden chalet, woodstore, and covered dining area, all enjoying a good degree of privacy.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D

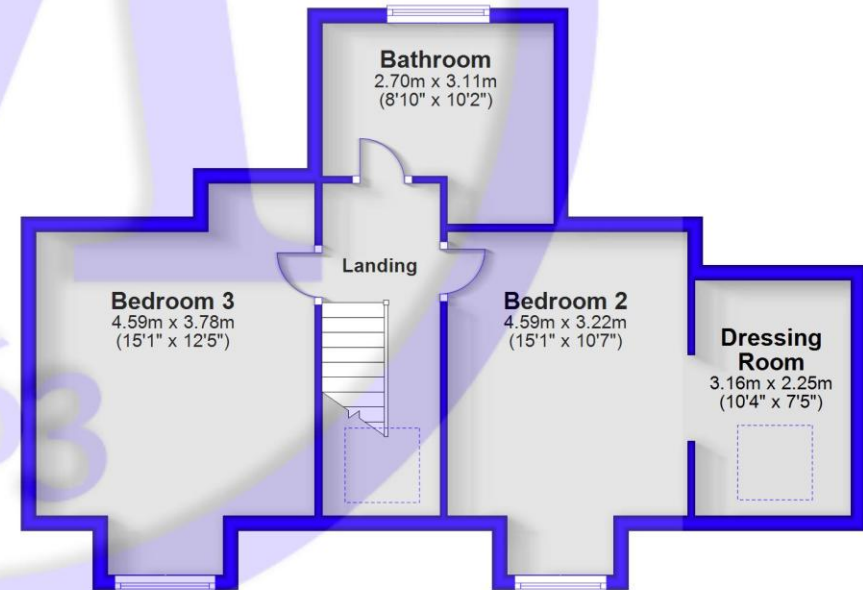
## Ground Floor

Approx. 168.5 sq. metres (1813.6 sq. feet)



## First Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



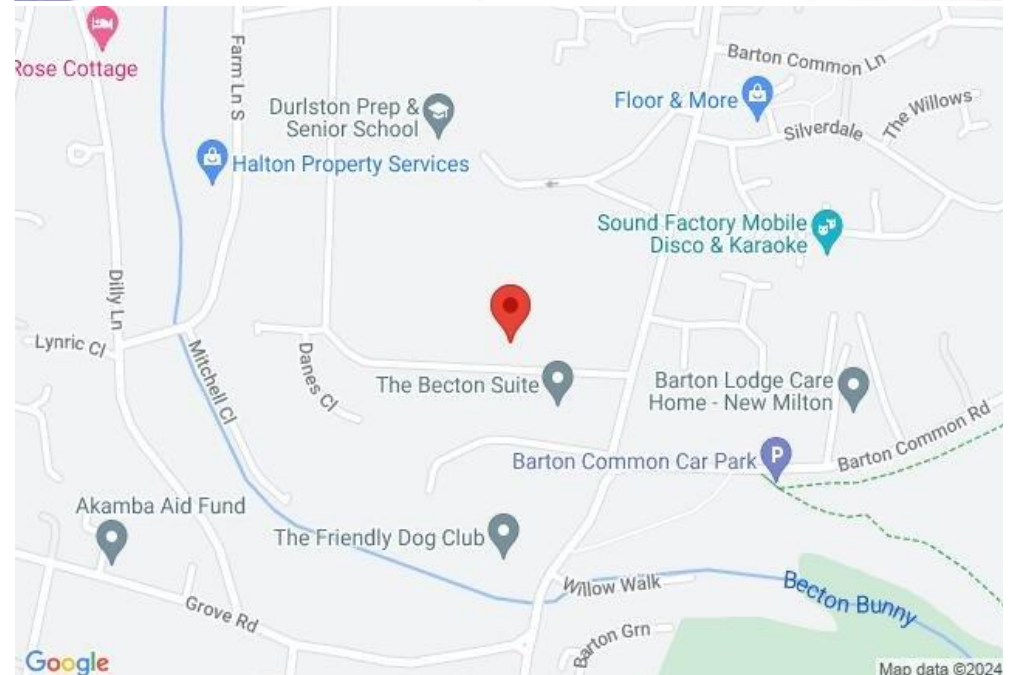
Total area: approx. 221.0 sq. metres (2378.8 sq. feet)

## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

## 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 on the left into Becton Lane, then take the third right into Solent Drive, where the property will be found on the right hand side.





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