



12 Solent Drive, Barton on Sea, BH25 7AW

£1,225,000

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

A truly stunning and particularly attractive four double bedroom three bath/shower room detached residence situated in one of Barton On Sea's finest roads and having recently been subject to an extensive and professional modernisation and extension program creating a fantastic individual property in this wonderful position. Other features of the property include a superb large double aspect sitting room, a stunning double aspect kitchen/dining room, a separate utility room, two ground floor double bedrooms including the ground floor master bedroom suite, good sized and well landscaped gardens and an internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Two Ground Floor Double Bedrooms
- Ensuite Shower Room
- Bathroom
- First Floor Landing
- 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 cloaks cupboard.

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

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

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

Two ground floor double bedrooms both with feature bay windows and with the master bedroom benefitting from one double and one single built in wardrobe along with a luxury ensuite shower room fitted with a high quality white suite comprising a tiled shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, contemporary radiator, tiled flooring, recess 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, independent shower and glass shower screen, wash basin with storage beneath, WC, tiled flooring, contemporary radiator, recess 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, Mira shower and glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights, extractor fan and 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 with low level timber fence and hedging providing privacy from the road.

The detached garage has an electrically operated roller door and boiler cupboard to the rear.

The rear garden is a particular feature of the property being a good size with a large Porcelanosa tile patio adjoining the rear of the property with a raised dining area with the remainder laid mainly to lawn with single pathways and three useful timber buildings suitable as 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 To be confirmed

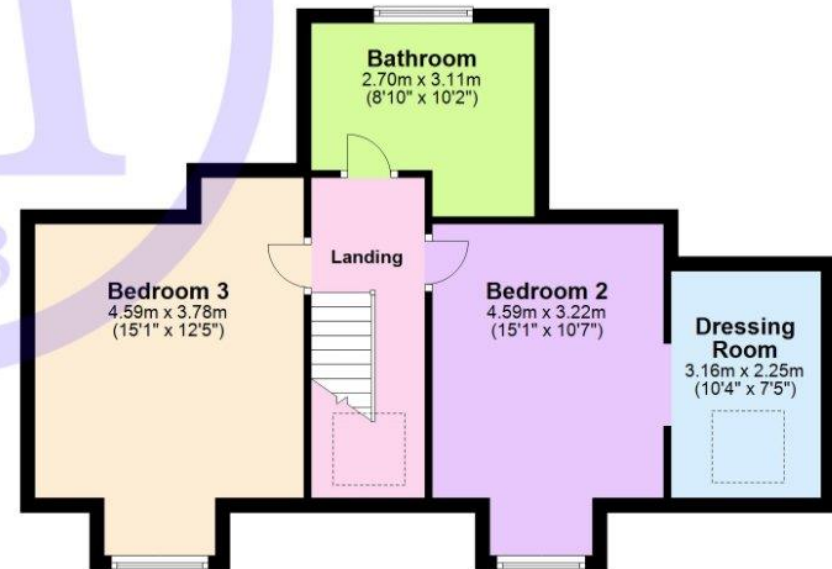
Ground Floor

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



First Floor

Approx. 52.5 sq. metres (565.2 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 and take the third right into Solent Drive where the property will be found on the right hand side.





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