



8 Barton Lane, Barton on Sea, BH25 7PL

£870,000

Mitchells
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*8 Barton Lane
Barton on Sea
New Milton
Hampshire
BH25 7PL*

This impressive and highly deceptive four/five bedroom chalet style house is situated in the most convenient location just a short walk of Barton On Sea clifftop and beach. The property offers spacious and versatile accommodation with features including a highly impressive kitchen/dining room, a ground floor master bedroom with ensuite, a utility room, a ground floor cloakroom and a separate annexe/studio.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Ground Floor Master Bedroom & Ensuite
- Playroom/Snug
- Study
- Utility Room
- Ensuite Shower Room
- Ground Floor Cloakroom
- First Floor Landing
- Three First Floor Bedrooms
- First Floor Bathroom
- Annexe
- Driveway & Secluded Gardens



The Property

Entrance porch with UPVC front door, tiled flooring and useful coat hooks.

Entrance hall with carpeted flooring, two radiators, picture rail, stairs to the first floor landing and ground floor cloakroom.

Ground floor cloakroom consists of a WC, wall hung wash hand basin with tiled splash back and timber effect flooring.

The impressive kitchen/dining room has a fantastic range of shaker style wall and base units with contrasting timber and granite worktop, a generous kitchen island with one and a half bowl sink with mixer tap over and hot water tap and integrated appliances include a Bosch dishwasher, microwave, recycling drawer and space and plumbing for an American style fridge freezer, range style cooker, attractive glass fronted display cabinets and a breakfast bar.

The kitchen opens through to the fantastic dining/family room with a bright double aspect, ceiling lantern and two sets of double casement doors leading out to the patio and rear garden.

The utility room is a particularly good size with a UPVC window, UPVC door leading out to the driveway, a range of modern white gloss wall and base units with contrasting timber effect worktop, stainless steel sink with mixer tap over and drainer and space and plumbing for a washing machine, tumble dryer and glass splash back.

The sitting room is situated at the front of the property, has a bright double aspect with an attractive bay window overlooking the front garden, a feature fireplace with open fire, stone mantle and slate hearth.

Snug/playroom with a UPVC window.

Study has a bright double aspect and a feature bay window to the front.

The master bedroom is situated at the rear of the property with a bright double aspect, double casement doors leading out to the patio and rear garden and ample space for wardrobes.

The ensuite has a modern white suite comprising a walk in shower with thermostatic shower attachments, wall hung wash hand basin with mixer tap over, WC, chrome heated towel rail and UPVC window.

First floor landing with large walk in airing cupboard and additional storage cupboard.

On the first floor are three bedrooms two of which are particularly good sized doubles with eaves storage and one benefitting from built in wardrobes.

The annexe has been beautifully fitted with a kitchenette, shower room and an open planned sitting/bedroom with two Velux windows and patio doors onto the garden.





Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking for approximately four vehicles and double gated giving a further area of parking or storage area for trailer or boat. The front garden is extremely private and secluded and accessed via a picket gate with an area of lawn, high level hedging and mature and colourful borders.

To the rear of the property is a large area of texture stone patio, a raised area of decking catching the last of the evening sun, lawn, mature borders and a large storage shed/workshop.

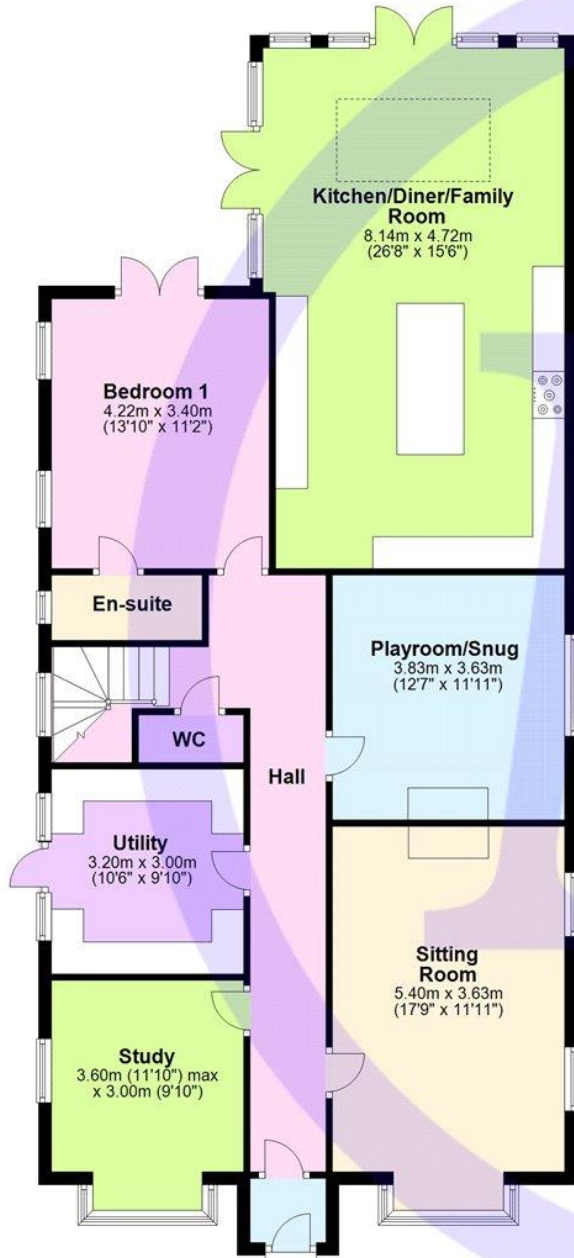
This property offers fantastic accommodation and must be viewed to be fully appreciated.

Services

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

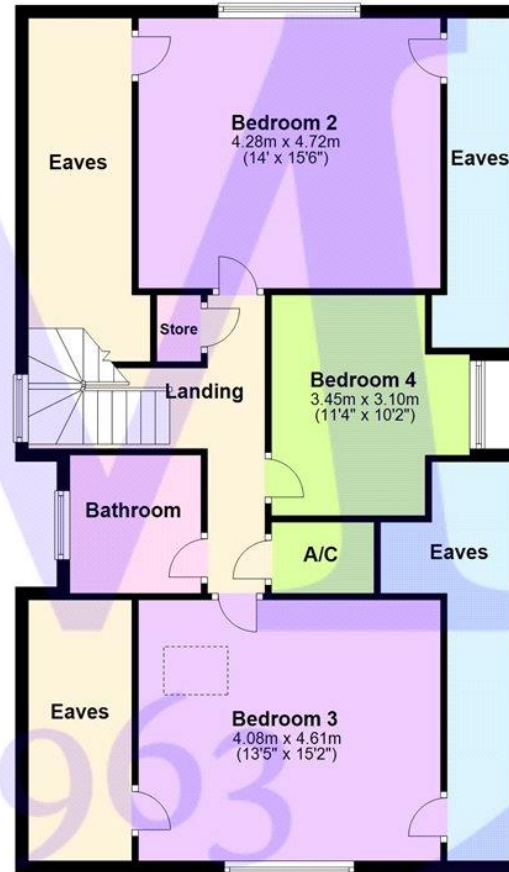
Ground Floor

Approx. 131.4 sq. metres (1414.0 sq. feet)



First Floor

Approx. 96.8 sq. metres (1041.8 sq. feet)



Annexe/Studio

Approx. 14.8 sq. metres (158.9 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.

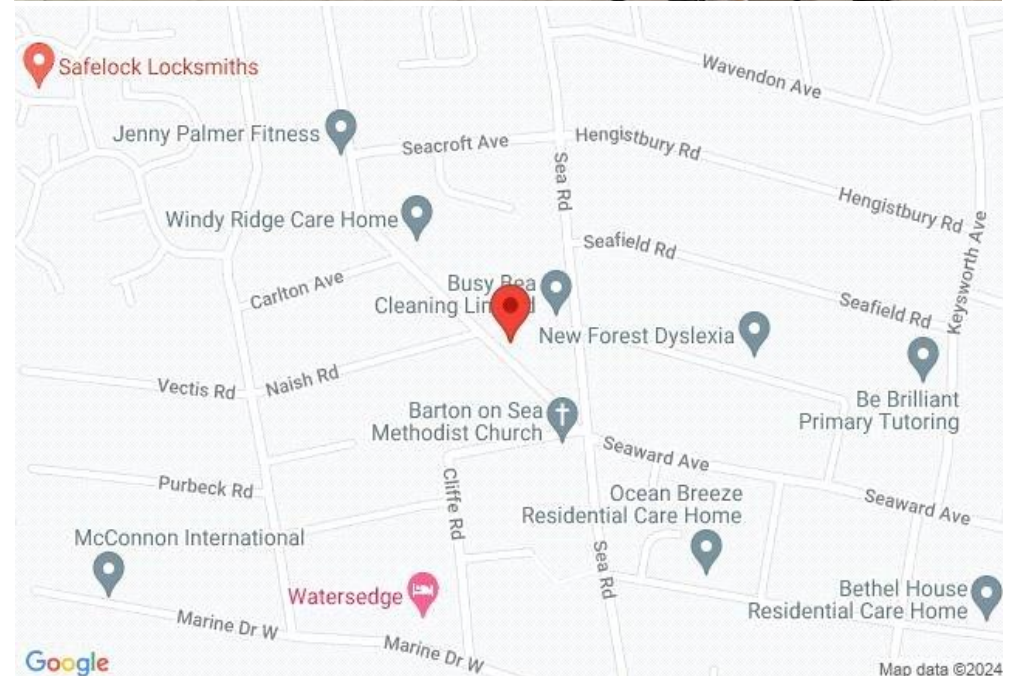
8 Barton Lane, Barton On Sea

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 and upon reaching the T junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Sea Road. Take the fourth turning right Barton Lane where the property will be seen after a short distance on the right hand side.





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