

25 Newton Road, Barton on Sea, BH25 7AS £575,000

Mitchells

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25 Newton Road
Barton on Sea
New Milton
Hampshire
BH25 7AS

This beautiful two/three bedroom detached bungalow is ideally situated within walking distance of both Barton on Sea clifftop and beach and New Milton town centre. The property offers bright and modern accommodation, with features including a spacious sitting/dining room, two shower rooms, a third bedroom/study, an adjoining garage/workshop, and a beautifully landscaped and secluded garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bedroom Three/Study
- Two Double Bedrooms
- Two Shower Room
- Garage/Workshop
- Driveway
- Private & Secluded Garden





The Property

Entrance hall with strip timber flooring, a single radiator, a hatch to roof space, a double coats cupboard, and a cupboard housing the Worcester combination boiler.

The sitting/dining room is a particular feature of the property, with a bright and airy double aspect, a continuation of the strip timber flooring, double casement doors leading out to the patio and rear garden, and an attractive bay window to the side.

The kitchen is fitted with a range of cream shaker style wall and base units with a contrasting timber effect worktop, a tiled splashback, and built-in appliances, including a four burner gas hob with an extractor fan over, an eye level double oven, a sink with a mixer tap over and drainer. There is space and plumbing for a dishwasher and washing machine, along with recessed ceiling spotlights, and a large UPVC window enjoying views over the attractive garden.

This opens through to a utility area with space for a tall upright fridge/freezer, useful coat hooks, and a stable door leading to the patio and rear garden.

The master bedroom is situated at the front of the property, with a fantastic range of built-in wardrobes, a single radiator, and an attractive bay window to the front.

Bedroom two is also a lovely double bedroom with built-in wardrobes and a large UPVC window.

The study/third bedroom is situated at the rear of the property, accessed via double casement doors, with a large picture window enjoying attractive outlooks over the rear garden, a double radiator, and a glazed door leading out to the patio and rear garden.

The main shower room has fully tiled walls and a modern suite comprising a WC, a pedestal wash hand basin with a mixer tap over, a large walk-in double shower with thermostatic shower attachments, useful shelving, a UPVC window, and an extractor fan.

The second shower room has been recently added and is fitted with a fantastic modern suite comprising a chrome heated towel rail, a corner WC, a large walk-in shower with thermostatic shower attachments, a wall hung wash hand basin with a mixer tap over, part tiled walls, an extractor fan, and a UPVC window.

















Gardens & Grounds

To the front of the property is an attractive landscaped garden with a driveway providing off road parking for approximately three vehicles.

To the rear of the property is a large patio with raised beds, a large area of lawn, and an outside kitchen area.

A side gate gives access to the front, while double gates provide the possibility of parking a boat or caravan and give access to the garage/workshop.

The single garage has now been converted into a workshop with power and lighting, a useful workbench, and a pitched roof providing storage. A rear door gives access to a further area of garden with a garage/garden shed measuring 12ft x 4ft.

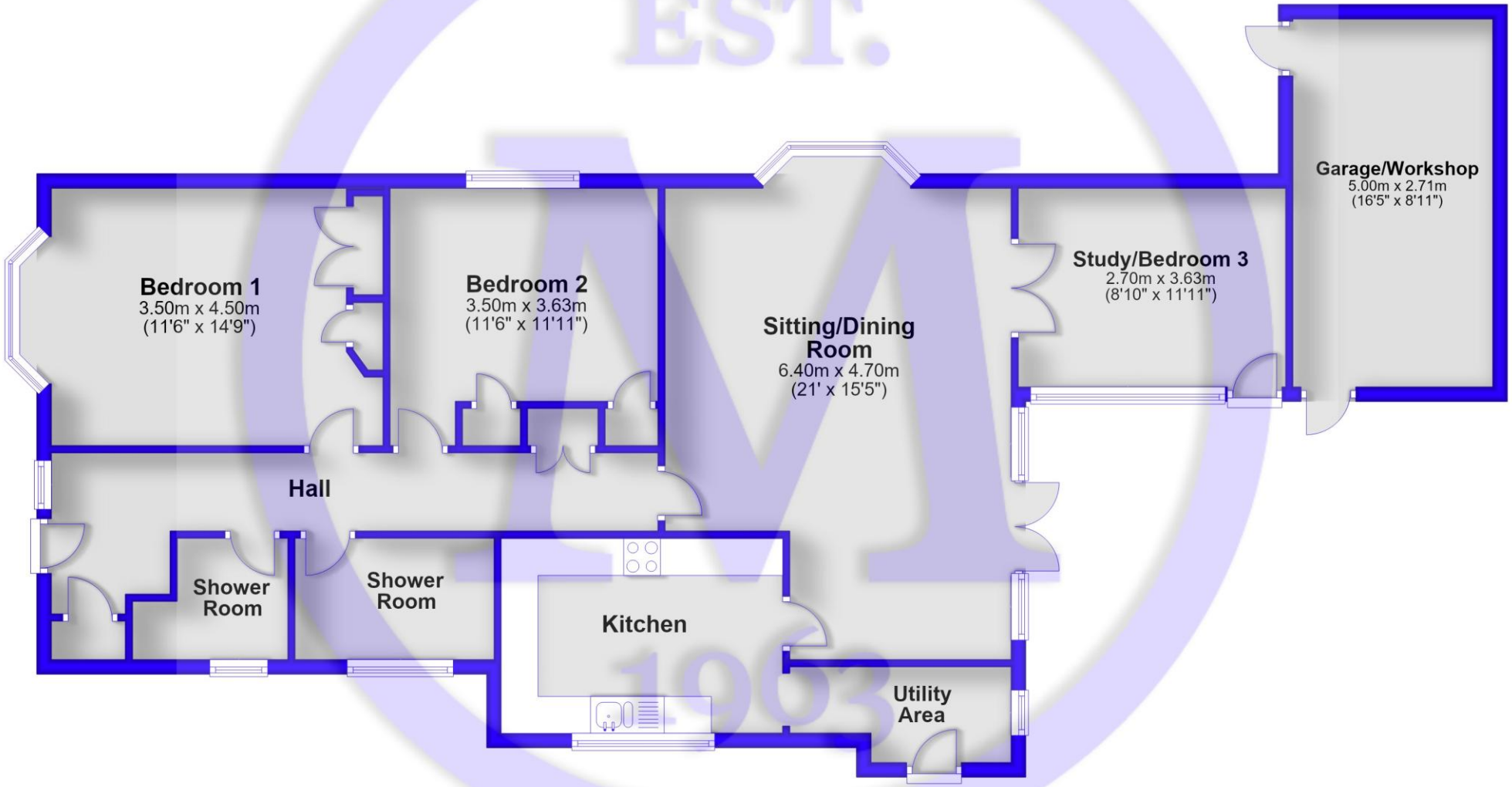
The property must be viewed to be fully appreciated.

Services

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

Floor Plan

Approx. 115.5 sq. metres (1243.5 sq. feet)

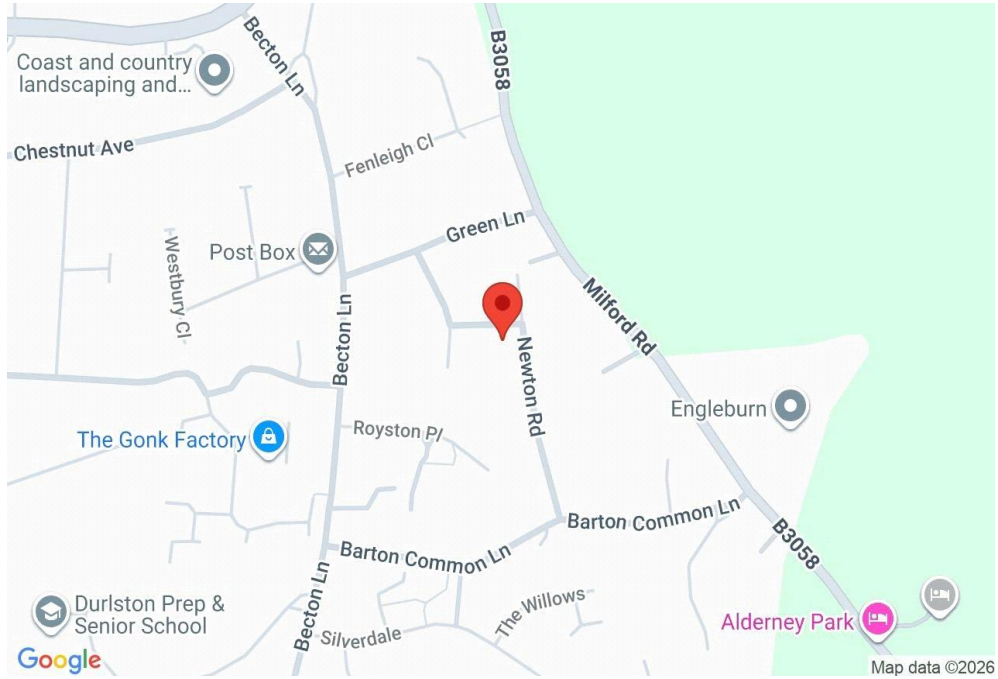


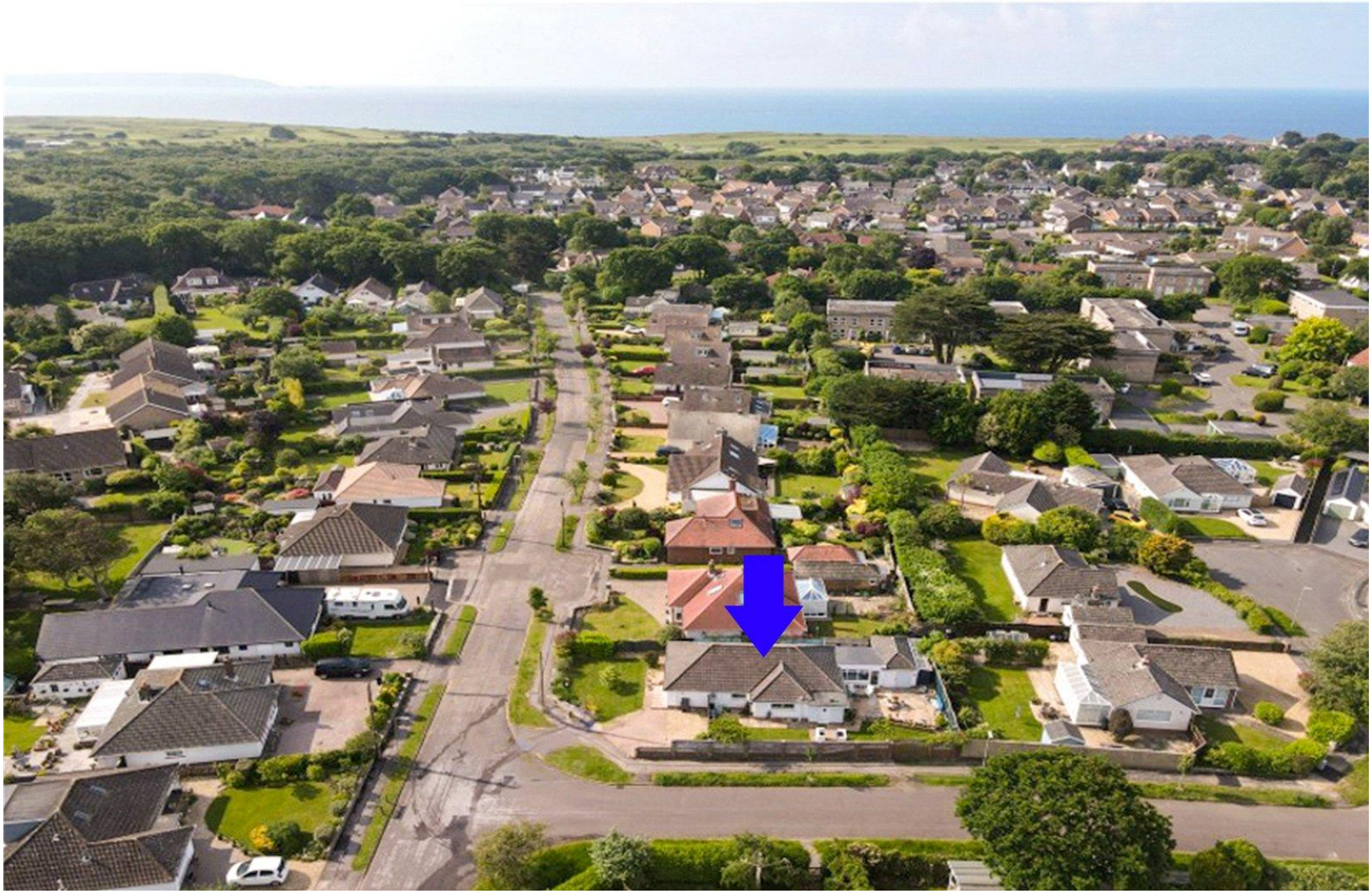
Total area: approx. 115.5 sq. metres (1243.5 sq. feet)

Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.







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