



*54 Chestnut Avenue, Barton on Sea, BH25 7BH*

*£969,950*

**Mitchells**  
1963 — TODAY



*54 Chestnut Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BH*

A substantial four double bedroom, four bath/shower room detached single storey residence situated in a prime residential location and set on a superb plot with a large west facing garden to the rear. Other features of the property include an impressive living space, two garages, one via the rear access, bright and spacious accommodation, a good sized kitchen with a separate utility room, a spacious reception hall and an internal viewing is strongly recommended to fully appreciate the size of the property and the plot.

- Reception Hall
- Large Triple Aspect Sitting/Dining Room
- Kitchen
- Utility Room
- Four Double Bedrooms
- Master Bedroom With En-Suite Shower Room & Dressing Room
- Two Further En-Suites
- Family Shower Room
- Two Garages
- Off Road Parking
- Large Gardens



## The Property

Reception hall with attractive timber effect flooring, recess ceiling spotlights, trap to the roof space and double cupboard.

Impressive large triple aspect sitting/dining room with recess ceiling spotlights, feature Clearview woodburning stove, sliding doors onto the patio and a lovely west facing outlook over the rear garden.

Good sized kitchen fitted with a range of timber effect wall and base units with a contrasting light worktop and an inset one and a half bowl sink unit with mixer tap over, integrated twin Bosch ovens, gas hob and extractor, timber effect flooring, fully tiled walls and door through to the useful separate utility room with space and plumbing for washing machine and tumble dryer.

Four double bedrooms with the master bedroom benefitting from built in wardrobes, a large separate dressing room with further built in storage and a fully tiled en-suite shower room fitted with a modern white suite comprising a large shower cubicle with a thermostatic control shower and glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan.

Two further en-suites, one fitted with a luxury bathroom comprising a Villeroy & Boch bath with an independent shower over, wash basin with storage beneath, WC, fully tiled walls, a ladder style heated towel rail, recess ceiling spotlights and an extractor fan, the other with a fully tiled shower room fitted with a white suite comprising a corner shower cubicle, wash basin, WC, recess ceiling spotlights, ladder style heated towel rail and an extractor fan.

Family shower room comprising a shower cubicle with thermostatic control shower, wash basin, WC, heated towel rail, fully tiled walls, timber effect flooring and recess ceiling spotlights.





## *Gardens & Grounds*

The property sits on a fantastic large plot with vehicular access from both Highlands Road and Farm Lane North.

The front garden is laid mainly to lawn with an impressive rendered wall with wrought iron features dividing from the pavement, a paved effect driveway provides excellent off road parking and leads to the single garage with an electrically operated roller door, power and light.

The rear garden is a particular feature with a good sized area of paved effect patio leading to a large area of well-kept lawn, a lovely garden play area with a climbing frame, slide, etc., excellent outside dining area with integrated barbeque, pizza oven, timber pergola feature, all enjoying a lovely and sunny westerly outlook over the gardens.

Second garage accessed via Farm Lane North with an up and over door and additional parking to the front.

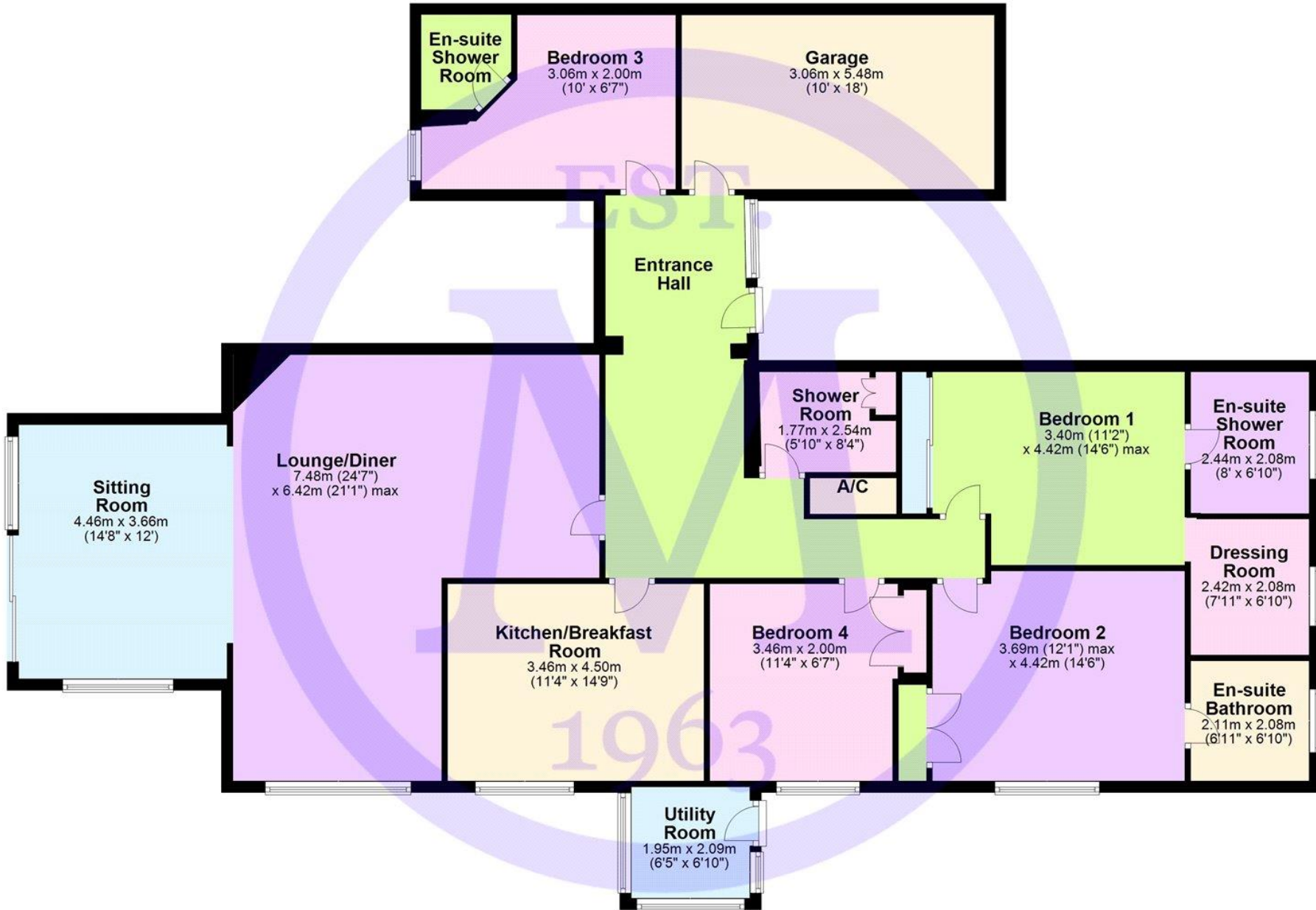


## *Services*

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

## Ground Floor

Approx. 197.0 sq. metres (2120.0 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.

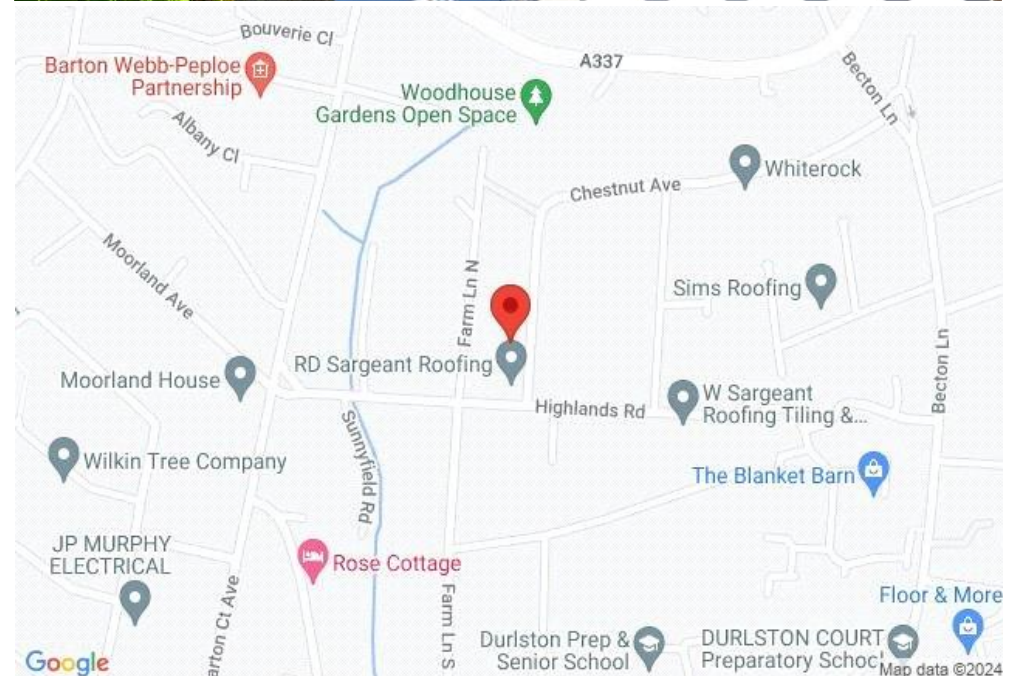
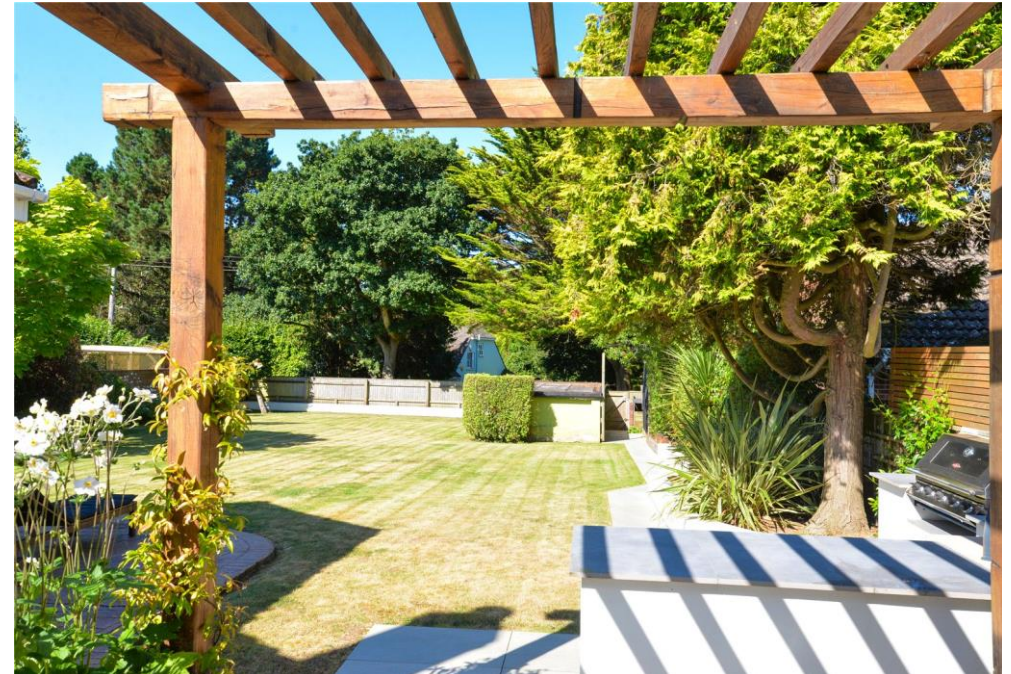
54 Chestnut Avenue, Barton on Sea

## 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 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, first right into Chestnut Avenue, bear left and the property will be found on the right hand side.





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