



*6 Highlands Road, Barton on Sea, BH25 7BN*

*£829,950*

**Mitchells**  
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*6 Highlands Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BN*

This extremely spacious three/four bedroom detached bungalow is situated on one of Barton on Sea's premier roads and offers bright, versatile accommodation. Features include a spacious kitchen/breakfast room, three ground floor double bedrooms, a study/bedroom four, two large reception rooms, and a sunny, secluded south facing garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Utility Area
- Study/Bedroom Four
- Three Double Bedrooms
- Ground Floor Shower Room
- Separate Bathroom
- Driveway
- Garage
- Secluded Garden



# The Property

Entrance porch with tiled flooring, two UPVC windows, and a double glazed door leading through to the entrance hall, which also has tiled flooring and a glazed door leading through to the hallway.

The hallway features stairs to the first floor, an airing cupboard housing the pressurised hot water cylinder, a large UPVC window, and a radiator.

The kitchen/breakfast room is a fantastic size, fitted with a lovely range of shaker style wall and base units with a contrasting worktop, a built-in Aga, a dishwasher, a wall mounted Worcester boiler with central heating controls, a stainless steel one and a half bowl sink with mixer tap and drainer, a tiled splashback, and space and plumbing for a range style cooker, a breakfast table, and chairs. It also has an attractive outlook to the front and provides access to the dining room and the ground floor study.

The kitchen also leads through to the utility room, which has a door to the rear garden, plenty of shelving, access to the driveway, a stainless steel sink with a double drainer and a mixer tap, and space and plumbing for a washing machine, a tumble dryer, and a fridge/freezer.

The ground floor study features a bay window to the side, access to the conservatory, and ample space for furniture.

The dining room is a lovely square room with double casement doors leading to the conservatory, modern vertical radiators, solid wood flooring, and a picture rail.

The conservatory is constructed of floor to ceiling UPVC double glazed windows, with double casement doors leading out to the rear garden, tiled flooring, and a polycarbonate roof.

The sitting room is a particular feature of this property, with a fireplace featuring a stone surround and marble hearth, a bay window overlooking the rear garden, a bright double aspect, and access through to the conservatory.

On the ground floor are three lovely double bedrooms, all benefiting from built-in storage. Bedrooms one and three have a lovely outlook over the sunny and secluded rear garden.

The ground floor bathroom has tiled flooring, part tiled walls, and a suite comprising a pedestal wash hand basin with a mixer tap, a WC, a panel bath with a mixer tap and a handheld shower attachment, a glass shower screen, a UPVC window, and a chrome heated towel rail.

The shower room has been recently refitted with tiled flooring, part tiled walls, and a suite comprising a corner shower cubicle with a thermostatic shower attachment, a WC, a wash hand basin with a mixer tap and storage beneath, a radiator, a towel rail, and a UPVC window.

On the first floor is a large open loft space with an additional fully floored room featuring lighting and a Velux window.





## *Gardens & Grounds*

To the front of the property is a driveway providing access to the garage, which has a pitched tiled roof, power, and lighting. The resin driveway offers off road parking for six to seven vehicles, with ample space for a boat or caravan.

The rear garden has been beautifully landscaped and enjoys a bright, sunny southerly aspect. It features a large lawn area, a south facing patio, a large fruit cage, a vegetable area, and a mature asparagus bed. The garden is enclosed by high level hedging and fencing, making it extremely private and secluded.

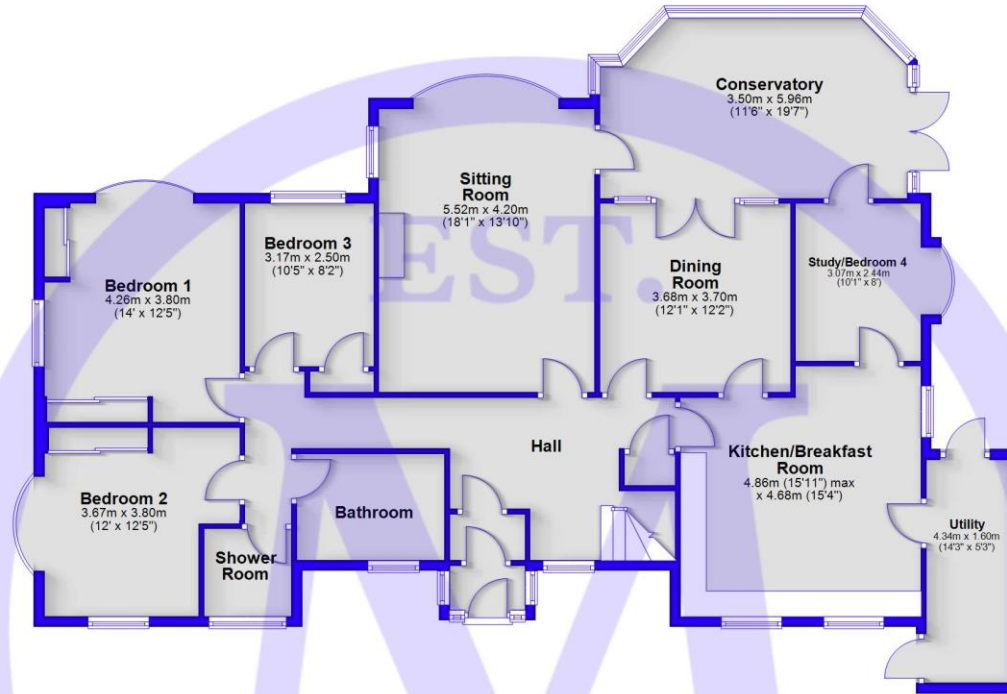
A viewing of this property is highly recommended to fully appreciate the accommodation on offer.

## *Services*

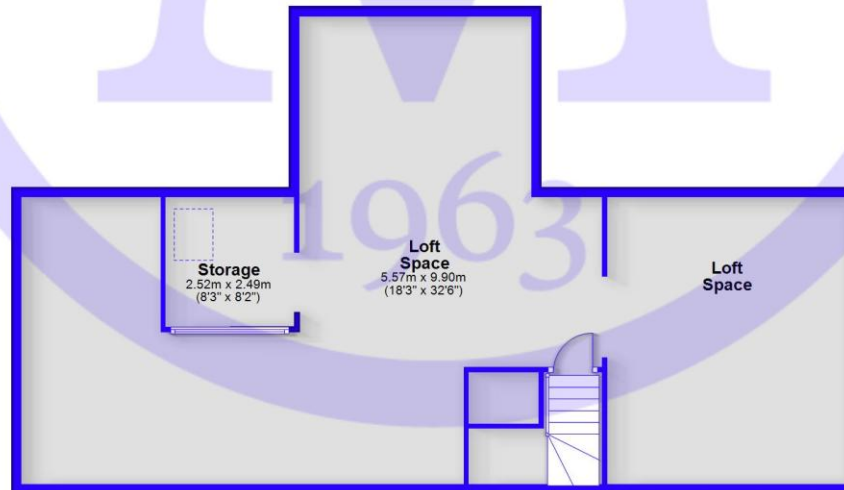
- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating D



**Ground Floor**  
Approx. 166.7 sq. metres (1793.9 sq. feet)



**First Floor**  
Approx. 105.1 sq. metres (1131.8 sq. feet)



Total area: approx. 271.8 sq. metres (2925.7 sq. feet)

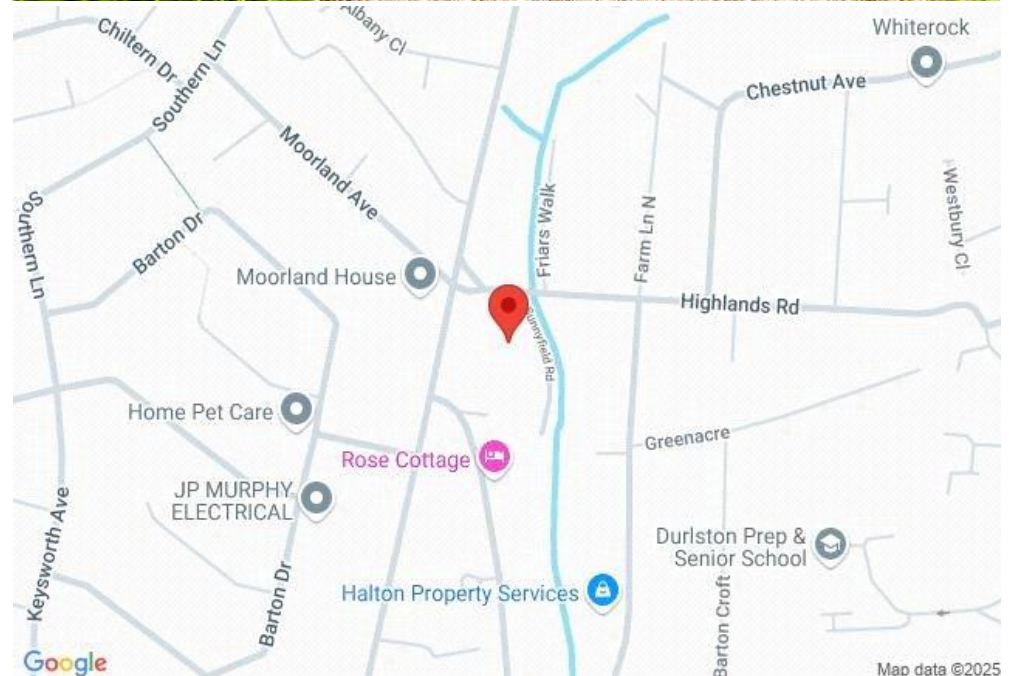
\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## 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 down Station Road. Take the second turning on the right into Barton Court Road and continue to the end. At the traffic lights, continue straight across into Barton Court Avenue. Take the second turning on the left into Highlands Road, where the property will be found a short distance along on your right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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