



*14 Parkland Drive, Barton on Sea, BH25 7LH*

*£625,000*

**Mitchells**  
1963 — TODAY



*14 Parkland Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LH*

An exceptional detached bungalow having recently undergone an extensive modernisation and refurbishment programme and now offered in first class order throughout. Other features of this fantastic bungalow include a superb large kitchen/dining room, a lovely sitting room with a private outlook over the south facing garden, two double bedrooms, a home office/bedroom three, a useful separate utility room and well landscaped gardens. An internal viewing is strongly recommended to fully appreciate the quality of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Two Double Bedrooms
- Shower Room
- Cloakroom
- Home Office/Bedroom Three
- Off Road Parking
- Landscaped Gardens



## The Property

Good sized entrance hall with attractive timber effect flooring, a double glazed front door and trap to the roof space.

Lovely sitting room with a feature flame effect contemporary fire and a large picture window offering a private and south facing outlook over the rear garden.

A fantastic large kitchen/dining room with the kitchen area fitted with a range of modern wall and base units with a contrasting timber effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated twin Neff electric ovens, four burner gas hob and extractor over, space for American style larder fridge, contemporary radiator, recess ceiling spotlights, integrated slimline Bosch dishwasher, corner carousel unit, soft closing drawers and doors, under cupboard lighting, attractive timber effect flooring, ample room for kitchen table and twin UPVC double glazed casement doors onto the rear decking.

Two double bedrooms, one with built in wardrobes.

Hobbies room/bedroom three with attractive timber effect flooring, a double aspect and an outlook to the front.

Useful separate utility room with space for washing machine and tumble dryer, a modern wall mounted Vaillant gas fired boiler, timber effect flooring, stone effect worktop, built in storage and recess ceiling spotlights.

Luxury shower room fitted with a modern white suite comprising a large fully tiled shower cubicle with a thermostatic controlled Aqualisa shower, wash basin with storage beneath, WC, recess ceiling spotlights, a ladder style heated towel rail and an extractor fan.

Separate cloakroom fitted with a modern white suite.

Internal viewing strongly recommended.





## *Gardens & Grounds*

The property sits in superbly landscaped gardens with the front garden having a double width block paviour driveway providing excellent off road parking with further decorative stone hard standing.

Adjoining the rear of the property is an area of raised timber decking with inset lighting, a superb covered outside dining space, artificial lawn with decorative stone borders, a further sheltered area ideal for a barbeque etc., a large timber garden shed and the property enjoys a high degree of privacy and a sunny southerly aspect.

## *Services*

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

## Floor Plan

Approx. 93.3 sq. metres (1004.4 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.

**14 Parkland Drive, Barton On Sea, New Milton**

## 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. Upon reaching the T junction turn right onto Christchurch Road. Take the first turning left into Southern Lane. Take the first right into Chiltern Drive. Take the first left into Three Acre Drive. Take the first left into Parkland Drive where the property will be found on the right hand side.





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