



12 Wavendon Avenue, Barton on Sea, BH25 7LS

£795,000

Mitchells
1963 — TODAY



*12 Wavendon Avenue
Barton on Sea
New Milton
Hampshire
BH25 7LS*

This beautifully presented three double bedroom chalet bungalow is situated in the heart of Barton on Sea, within walking distance of the local shops and clifftop. The property offers bright, modern accommodation with features including a fantastic kitchen/family/dining room, a separate sitting room, a study, a utility area, a master bedroom with an en-suite and dressing room, an integral garage, and a sunny, secluded south facing garden.

- Kitchen/Family/Dining Room
- Sitting Room
- Study
- Ground Floor Cloakroom & Utility Area
- Master Bedroom With En-Suite & Dressing Room
- Two First Floor Double Bedrooms
- Family Bathroom
- Integral Garage & Carport
- Driveway
- South Facing Garden



The Property

Entrance hall with stairs leading to the first floor landing and a glass balustrade, an understairs storage cupboard, timber effect flooring, a modern vertical radiator, and central heating controls.

This opens through to the utility area, disguised with sliding timber doors, and offering space and plumbing for a washing machine and tumble dryer, along with two hanging rails and a storage area.

Ground floor cloakroom with a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, fully tiled walls, a modern heated towel rail, and a wall mounted mirror.

The kitchen is fitted with a modern range of white gloss wall and base units, a quartz worktop, a breakfast bar, a stainless steel one and a half-bowl sink with a mixer tap over and drainer, a four burner induction hob with a glass splashback and extractor fan over, an eye level double oven, a heated towel rail, and tiled flooring leading through to the dining room. Integrated appliances include a dishwasher and a tall stand up fridge/freezer.

An archway leads through to the family/dining room, which has an attractive vaulted ceiling, electrically operated Velux windows with electric blinds, a bright triple aspect, bi-fold doors leading out to the patio and rear garden, and a wall mounted TV aerial point.

The sitting room is an extremely generous size with a recess for a large TV, a feature gas fire, double casement doors leading out to the patio and rear garden, and access through to the study.

The study enjoys an outlook over the rear garden, ample space for furniture, and access through to the garage.

The master bedroom is situated on the ground floor and is a lovely sized double with a feature bay window to the front and built-in plantation shutters. An archway leads through to the dressing room with a fantastic range of built-in storage. The luxury ensuite consists of a panel bath with a mixer tap over, an independent corner shower cubicle with sliding glass shower doors, thermostatic shower attachments, a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a large heated towel rail, and a mirror fronted medicine cabinet with a shaver point.

First floor landing with a large selection of built-in storage, a double radiator, and a Velux window.

Modern shower room with tiled flooring, fully tiled walls, and a suite comprising a large corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, a WC, a bidet, a wash hand basin with a mixer tap over and storage beneath, a large chrome heated towel rail, and a UPVC window.

Two first-floor double bedrooms, both benefitting from built-in storage.





Gardens & Grounds

To the front of the property is a block paving and shingle driveway providing off road parking for three to four vehicles. A pedestrian gate gives access to the front door, and the driveway leads to the carport via two large timber double gates which, in turn, lead through to the integral garage.

Integral garage with power, lighting, generous storage, and an electric roller door.

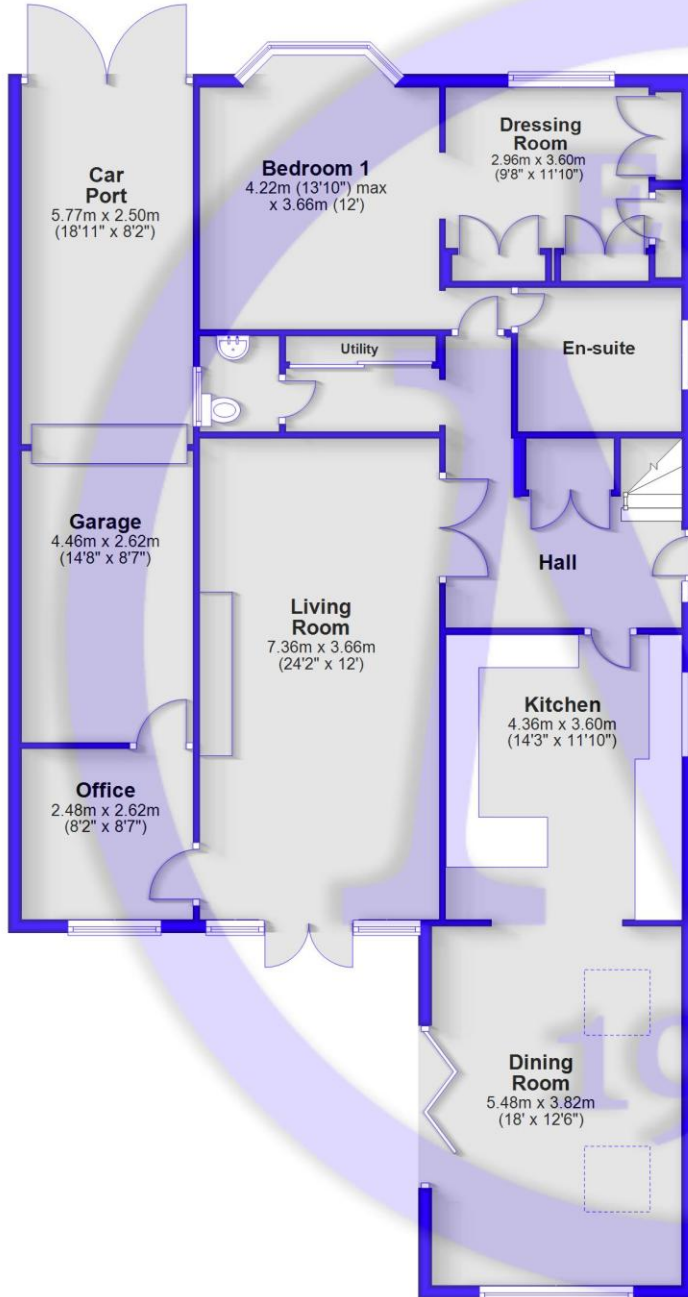
The rear garden is a particular feature of this property, with a sunny south facing aspect, a large patio area, raised colourful beds, an area of artificial grass for ease of maintenance, an electric awning, a large storage shed, and high level fencing and planting, making it extremely private and secluded.

Services

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

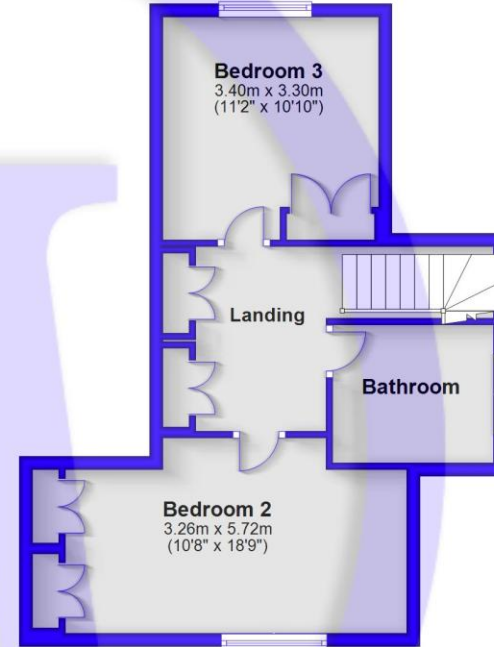
Ground Floor

Approx. 149.9 sq. metres (1613.8 sq. feet)



First Floor

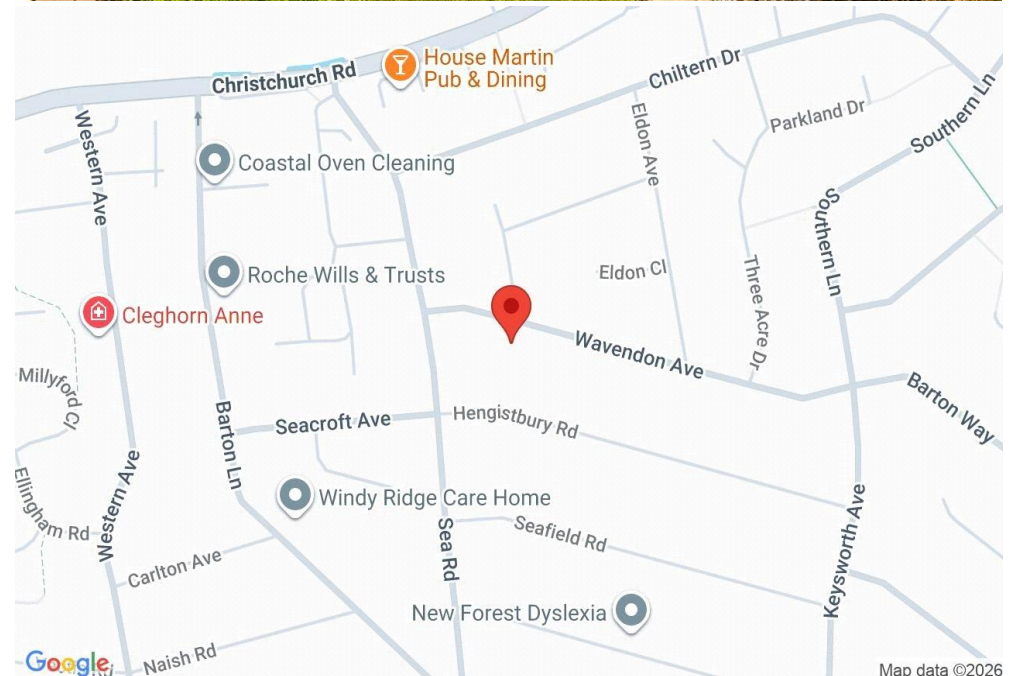
Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 192.9 sq. metres (2076.7 sq. feet)

Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

Mitchells
1963 — TODAY

