



7 Spinacre, Barton on Sea, BH25 7DF

£639,950

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*7 Spinacre
Barton on Sea
New Milton
Hampshire
BH25 7DF*

An excellent example of a modern four bedroom, four reception room detached family house situated in a desirable location on a good sized plot approximately half a mile from Barton On Sea's clifftop and New Milton town centre. The property is presented in excellent condition throughout and offers many appealing features including a modern fully integral kitchen, a ground floor snug lounge/bedroom five and an extension across the rear of the property offering two further reception rooms. An internal inspection comes highly recommended to appreciate the versatile layout this property has to offer.

- Entrance Hall
- Sitting Room
- Garden Room
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Off-Road Parking
- Private Gardens



The Property

Entrance hall with ground floor WC, useful understairs storage and an attractive glass staircase leading to the first floor.

The sitting room is located to the rear of the property and has been redecorated and recarpeted and has sliding doors leading to part of the rear extension which has a newly fitted glass roof and has casement doors leading to the rear patio.

The kitchen is a generous space with a full range of modern wall and base units offering soft closing drawers and doors with attractive contrasting stone worktops, tiled flooring and integral items comprise of a Bosch double electric oven, five ring gas hob and an Neff fridge freezer.

This space is open planned into the dining area with a newly fitted glass roof and casement doors leading to the rear patio.

First floor landing with airing cupboard and access into the roof space via a pull down ladder.

Bedroom one is located to the front of the property with a generous en-suite.

Bedrooms two and three both overlook the rear garden and bedroom four has a Velux window.

The main bathroom is fully tiled with a matching white suite comprising a full sized bath, pedestal wash hand basin, WC and window.

The fully tiled en-suite is a recent addition with a walk in double width shower cubicle, wash hand basin and WC inset into vanity unit, window and ladder towel rail.





Gardens & Grounds

The front of the property has been recently landscaped for ease of maintenance and a granite bordered tarmac driveway offers parking for up to four vehicles with access to the left hand side of the property leading to the rear garden.

The rear garden is a particular feature being of a good size and extremely private with a large area of lawn and various seating areas.

There is an integral garage with an electric up and over door and power points.

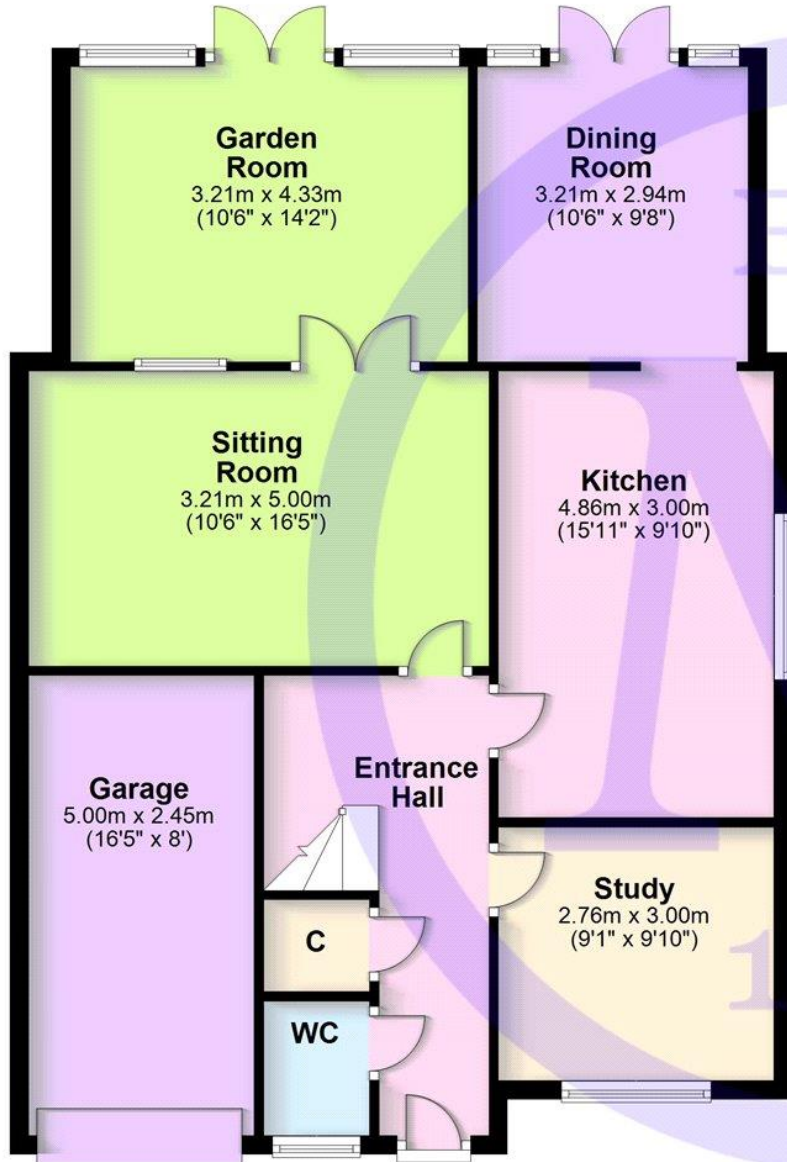
Services

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



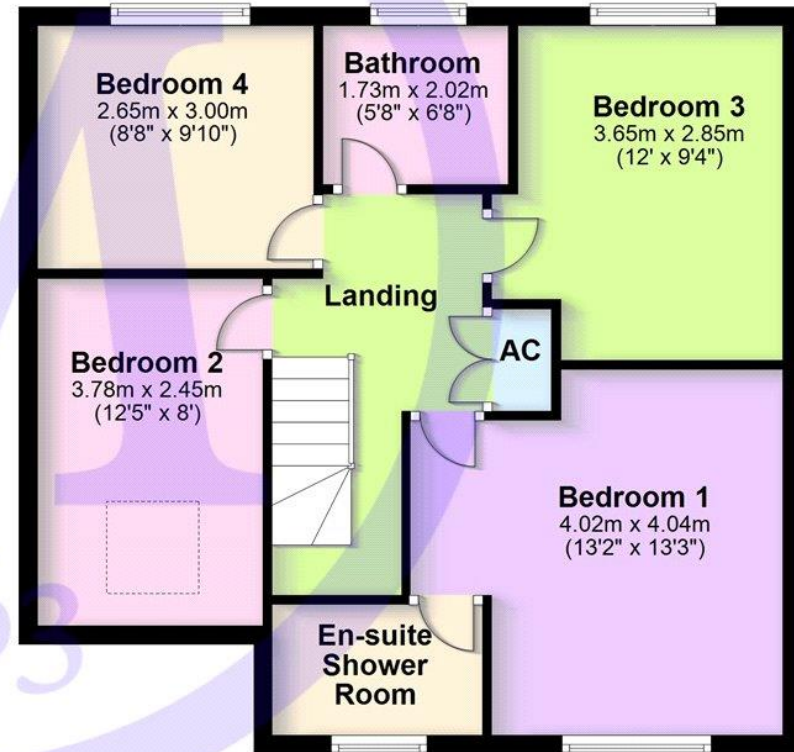
Ground Floor

Approx. 89.8 sq. metres (966.1 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 149.2 sq. metres (1605.5 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.'

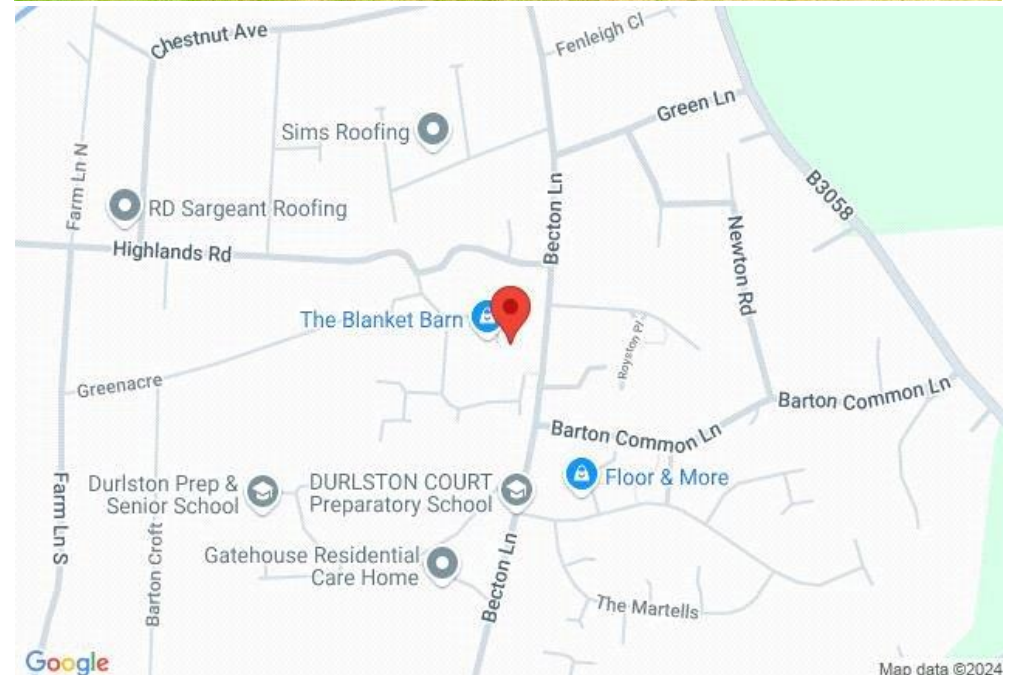
Plan produced using PlanUp.

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, 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 and second right into Penny Hedge. Bear left into Highlands Road, first left into Spinacre and the property will be found in the right hand corner.





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