



9 Studley Court, Barton On Sea, BH25 7TE

£495,000

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*9 Studley Court
Barton On Sea
New Milton
Hampshire
BH25 7TE*

This fantastic and modernised three double bedroom family home is ideally situated a short walk of Barton On Sea clifftop and beach. The property is located on this sought after modern development with features including a high specification kitchen, recently refitted bathrooms, a large conservatory, a south facing garden, a garage and is offered for sale with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Ground Floor Cloakroom
- En Suite Shower Room
- Driveway
- Garage
- Secluded Rear Garden
- No Forward Chain



The Property

Entrance hall with laminate style flooring, stairs to first floor landing, central heating thermostat, and useful understairs storage cupboard

The ground floor cloakroom has tiled flooring and a modern suite comprising of a wash hand basin with mixer tap over, tiled splash back and storage underneath, WC with hidden cistern, chrome heated towel rail, and UPVC double glazed window.

The Sitting/Dining room is a fantastic size and is extremely bright and airy and has a continuation of the laminate style flooring. The sitting area has space for a three-piece suite, a feature stone fireplace with stone hearth and mantle and inset electric fire, large UPVC window and this opens through to the dining area with ample space for a six-seater table and chairs, and space for a sideboard or additional furniture. There are sliding patio doors onto the conservatory and glazed panel door into the kitchen.

The kitchen has been beautifully fitted with high gloss wall and base units and a contrasting quartz effect worktop, tiled flooring, stainless one-and-a-half bowl sink with mixer tap over and drainer, cupboard housing the modern Worcester boiler and built in appliances including Neff four burner induction hob with glass splashback and extractor fan over, wine cooler, microwave, eye level Neff double oven, dishwasher, washing machine and tall stand-up fridge freezer, recess ceiling spotlights, and double glazed door leading to the conservatory.

The conservatory is constructed with floor-to-ceiling UPVC windows, and tiled flooring and has double-glazed Pilkington K glass roof, double-casement doors onto the patio and a single-opening door leading out to the garage and side gate.

On the first floor is a spacious landing with a hatch to roof space, radiator, and airing cupboard housing the hot water cylinder and slatted shelves for storage.

The master bedroom is a lovely size with mirror fronted wardrobes, has an attractive outlook to the front, space for a king-size bed, and bedside cabinets also benefits from a luxury en suite shower room.

The en suite comprises of tiled flooring, fully tiled walls and modern suite consisting of a WC, wash hand basin with mixer tap over and storage beneath, walk in shower with Mira thermostatic shower attachment, extractor fan and folding glass shower door.

Bedroom two and three are also double bedrooms and both benefit from built in wardrobes and being situated at the back of the property with views over the rear garden.

The family bathroom is a fantastic size and has been recently fitted with tiled floor, fully tiled walls and modern suite comprising of WC with hidden cistern, panel bath with mixer tap over and independent electric Mira shower, glass shower screen, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, UPVC window, wall mounted mirror with built in light.





Gardens & Grounds

To the front of the property there is an area of lawn with mature bed giving plenty of colour and a driveway giving access to the single garage with up and over door, pedestrian door and pitched tiled roof.

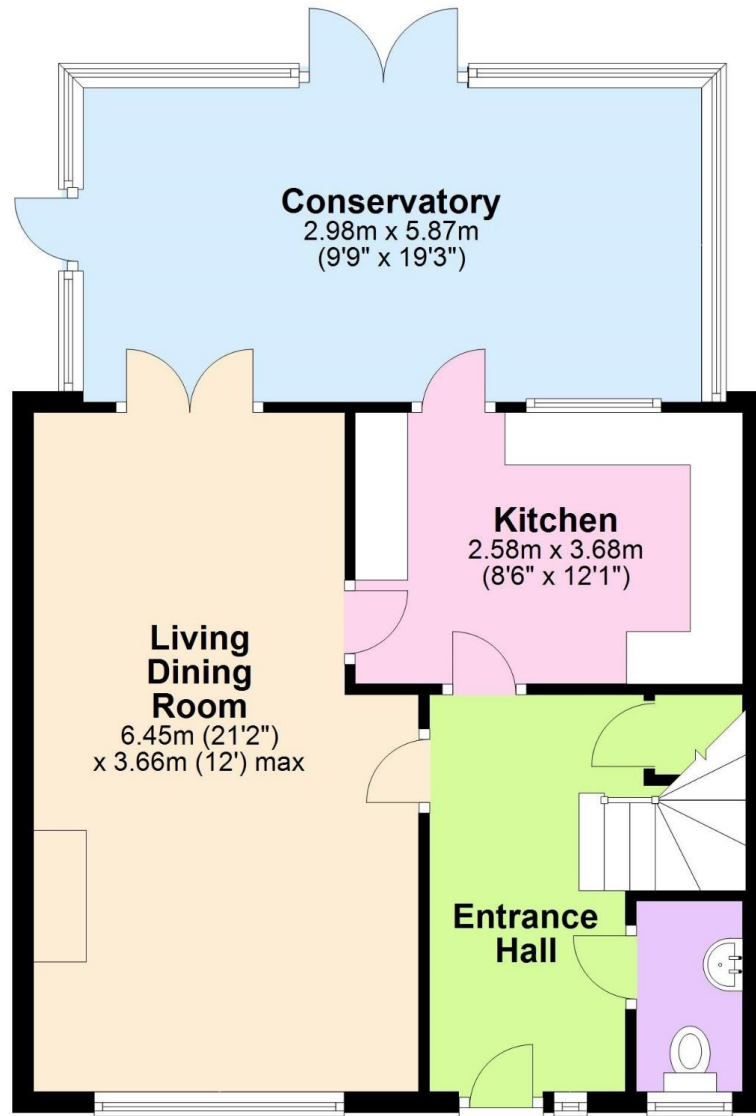
To the rear of the property is a block paved patio surrounded by mature beds, summerhouse and is a fantastic area for outside dining giving a secluded southerly and sunny aspect.

Services

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

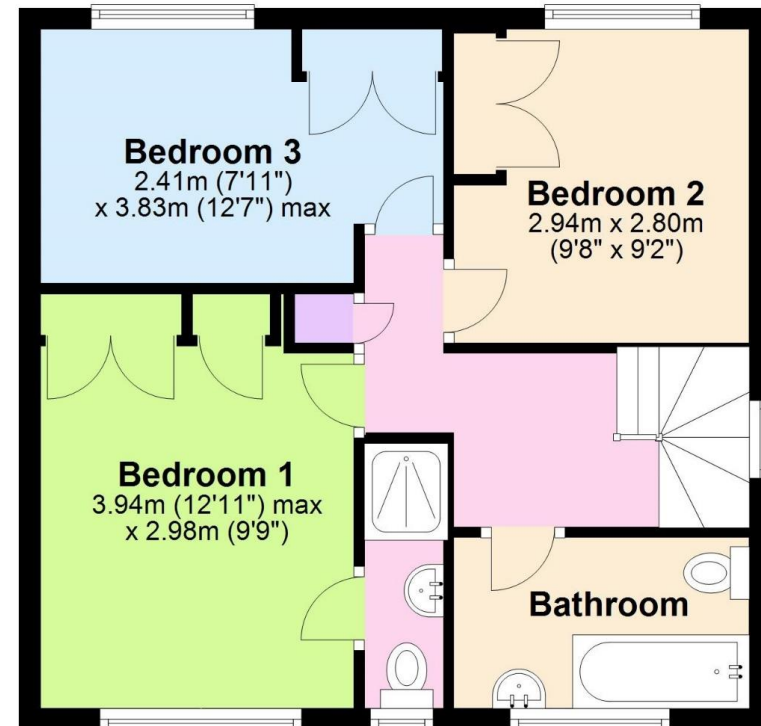
Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.0 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.

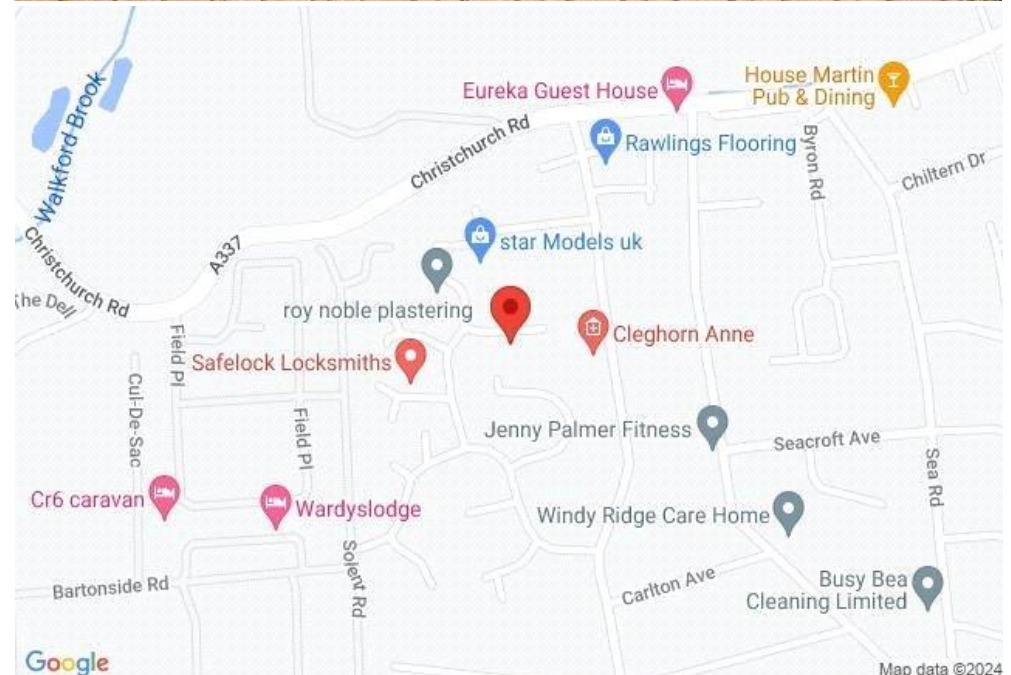
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Situation

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 proceed along Old Milton Road and at the roundabout continue straight across at the T-junction turn right onto Christchurch Road and continue for approximately one mile, turn left onto Western Avenue and take the second right into Ellingham Road, then the second right onto Bramshaw Way, then take the first right onto Studley Court where the property will be found on the right hand side.





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