



*37 The Martells, Barton on Sea, BH25 7BG*

*£699,950*

**Mitchells**  
1963 — TODAY







*37 The Martells  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BG*

A superbly positioned and excellently presented four bedroom, three reception room detached family house ideally location in a peaceful position yet within walking distance of the beautiful Barton On Sea clifftop and beach. Other features of this lovely home include an en-suite shower room to the master bedroom, good sized gardens, an attached double garage, excellent decorative order, a luxurious family bathroom and an internal viewing is strongly recommended to fully appreciate the quality of the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Home Office/Bedroom Five
- Cloakroom
- Landing
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage
- Off Road Parking
- Private Gardens



# The Property

Entrance hall with attractive karndean flooring, double glazed front door and stairs to the first floor.

Good sized sitting room with an open outlook to the front and a contemporary radiator.

Good sized separate dining room with bi-fold doors onto the Indian sandstone patio.

Kitchen fitted with a range of cream wall and base units with stone worktops and an inset one and a half bowl sink unit with mixer tap over, integrated Bosch electric oven, combination oven, touch control hob and extractor, wall mounted Worcester gas fired boiler concealed in cupboard, space and plumbing for washing machine, integrated slimline dishwasher, fridge and separate freezer, tiled flooring, recess ceiling spotlights, under cupboard lighting and a private outlook over the rear garden.

Home office/bedroom five with an outlook to the front.

Ground floor cloakroom fitted with a modern white suite comprising a WC, hand basin with mixer tap over, karndean flooring and part tiled walls.

First floor landing with trap to the roof space and airing cupboard.

Four good sized bedrooms, two with built in wardrobes.

En-suite shower room to the master bedroom fitted with a modern white suite comprising a fully tiled shower cubicle with an Aqualisa thermostatic control shower, wash basin, WC, tiled flooring, part tiled walls, recessed ceiling spotlights and an extractor fan.

Luxury family bathroom fitted with a high quality white suite comprising a tiled panel bath with an independent thermostatic control shower over and glass shower screen, wash basin with storage beneath, WC, tiled flooring, chrome ladder style heated towel rail, part tiled walls and recessed ceiling spotlights.







## *Gardens & Grounds*

The property sits on a deceptive plot with the front garden laid mainly to lawn for ease of maintenance, a tarmac driveway leads to the attached double garage with electric up and over doors, power, light, a pitched roof providing storage and a personal door through to the rear garden.

Adjoining the rear of the property is a good sized area of Indian sandstone patio with the remainder laid mainly to lawn and extending to the sides of the property, high level mature hedging provide a good degree of privacy and a timber garden chalet on raised timber decking.

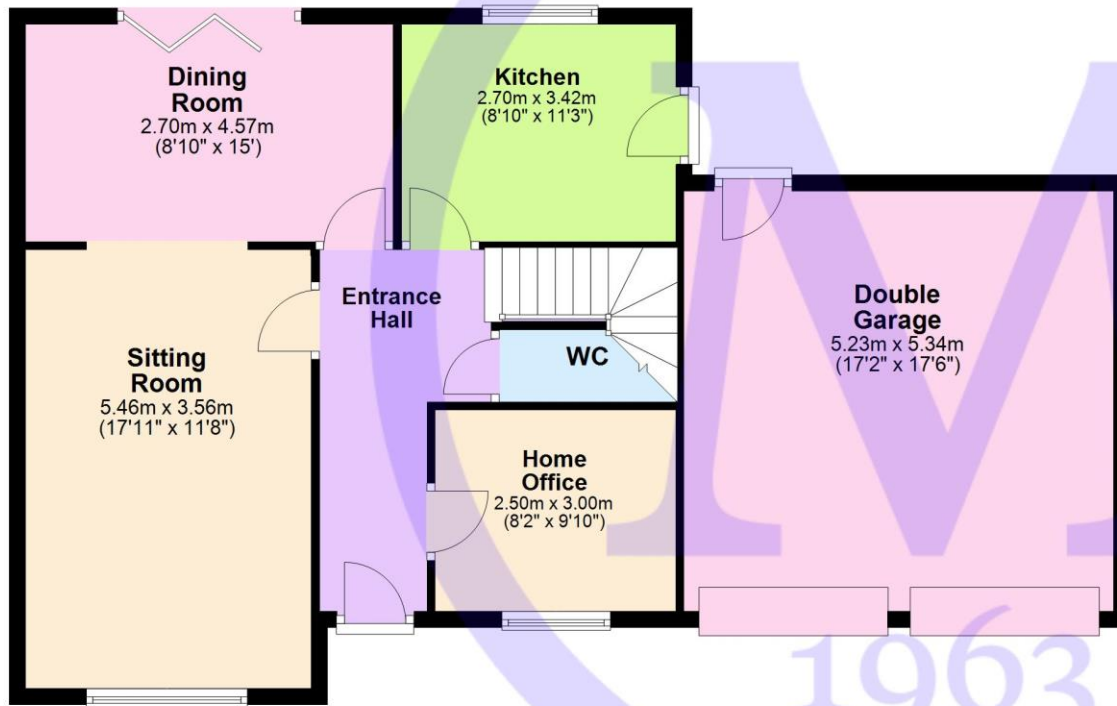
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

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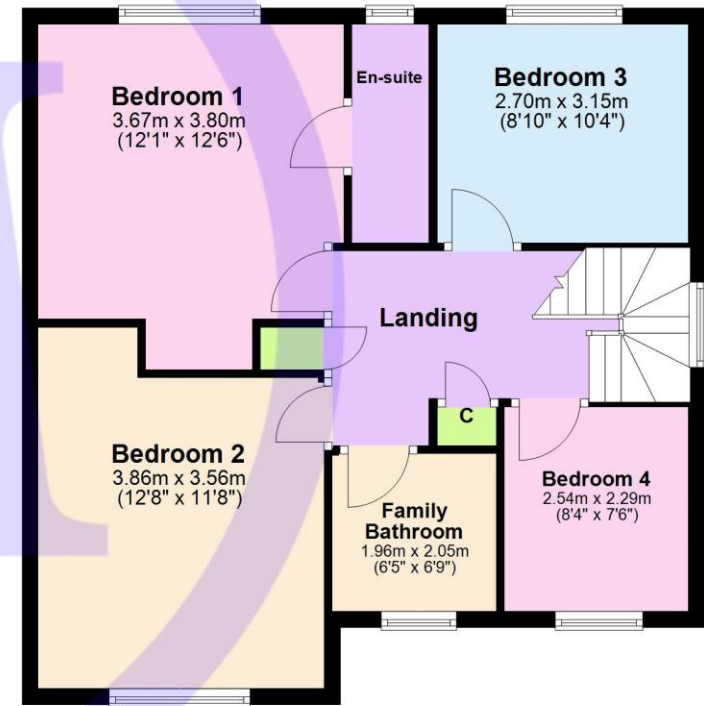
### Ground Floor

Approx. 90.9 sq. metres (978.8 sq. feet)



### First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



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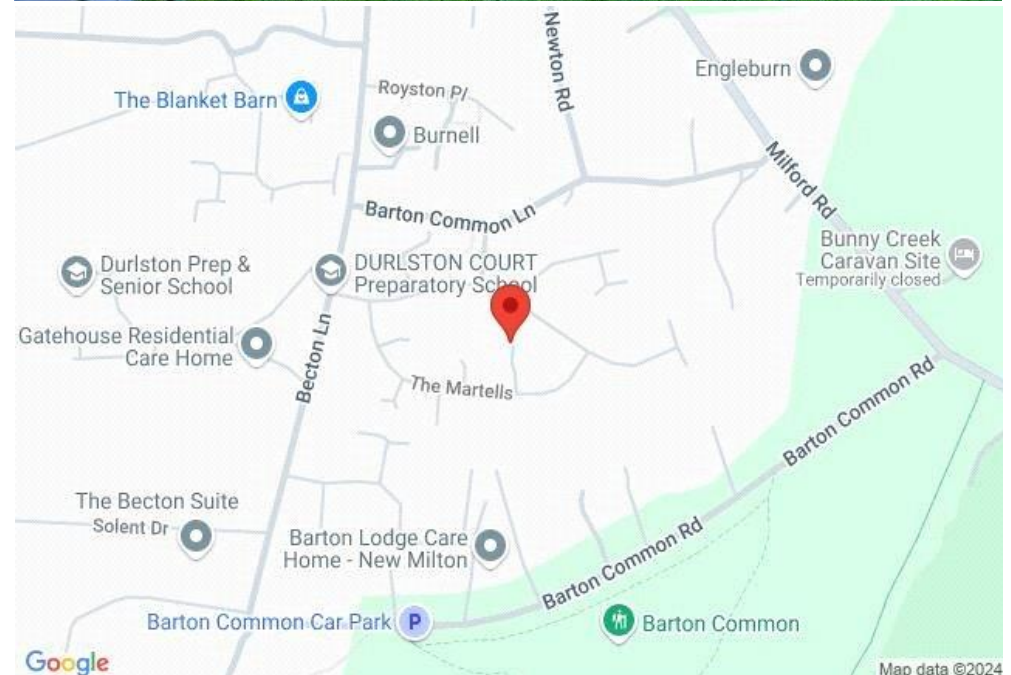
Total area: approx. 153.4 sq. metres (1651.6 sq. feet)  
37 The Martells, Barton On Sea, New Milton

## 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, 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. Take the fifth turning left into Silverdale. Take the first right into The Martells.







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