



22 Barton Way, Barton on Sea, BH25 7JN

£815,000

Mitchells
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*22 Barton Way
Barton on Sea
New Milton
Hampshire
BH25 7JN*

An impressive three double bedroom detached bungalow of exceptional high quality having recently undergone a professional modernisation and extension programme. The property now benefits from a stunning large kitchen/dining room with a separate utility room, three good sized bedrooms, two luxurious shower rooms, immaculate gardens, an impressive sitting room with casement doors onto the patio and rear garden and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Three Double Bedrooms
- Shower Room
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Spacious entrance hall with attractive timber effect flooring, hardwood front door, recessed ceiling spotlights, storage cupboard and trap to the boarded loft space with light and pull down ladder.

Lovely sitting room with twin UPVC double glazed casement doors onto the patio, TV aerial point, recessed ceiling spotlights and a lovely private outlook over the rear garden.

Stunning kitchen/dining room with an excellent range of high quality wall and base units with soft closing drawers and doors and a contrasting timber effect worktop and breakfast bar with an inset one and a half bowl sink unit with mixer tap over, integrated Bosch twin ovens, fridge, separate freezer, wine fridge and dishwasher, attractive timber effect flooring, ample room for dining table, recessed ceiling spotlights, TV aerial point and twin UPVC double glazed casement doors onto the rear garden.

Useful separate utility room with a further range of wall and base units with a contrasting timber effect worktop and an inset sink unit with mixer tap over, space for washing machine and tumble dryer, timber effect flooring, recessed ceiling spotlights, door to the garage and a UPVC double glazed door to outside.

Three double bedrooms, all with TV aerial points, two with feature bay windows and built in wardrobes and with the master bedroom benefitting from a fully tiled en-suite shower room fitted with a high quality white suite comprising a corner shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, mirror with lighting and Bluetooth speaker, tiled flooring, recessed ceiling spotlights, extractor fan and light tunnel.

The family shower room is fitted with a modern white suite comprising a large shower cubicle with a thermostatic control shower and glass shower screen, wash basin with storage beneath, WC, mirror with lighting and Bluetooth speaker, tiled flooring, fully tiled walls, recess ceiling spotlights, ladder style heated towel rail and light tube.





Gardens & Grounds

The property sits on a superbly landscaped plot with the front garden having a gravel driveway providing good off road parking with the remainder laid to well-kept lawn with colourful flower and shrub borders.

The attached garage has an electrically operated up and over door, power, light and personal door through to the utility room.

Adjoining the rear of the property is an area of Indian sandstone patio leading to a good sized area of well-kept lawn, timber garden shed, timber garden chalet, well stocked colourful borders, all enjoying a high degree of privacy and seclusion.

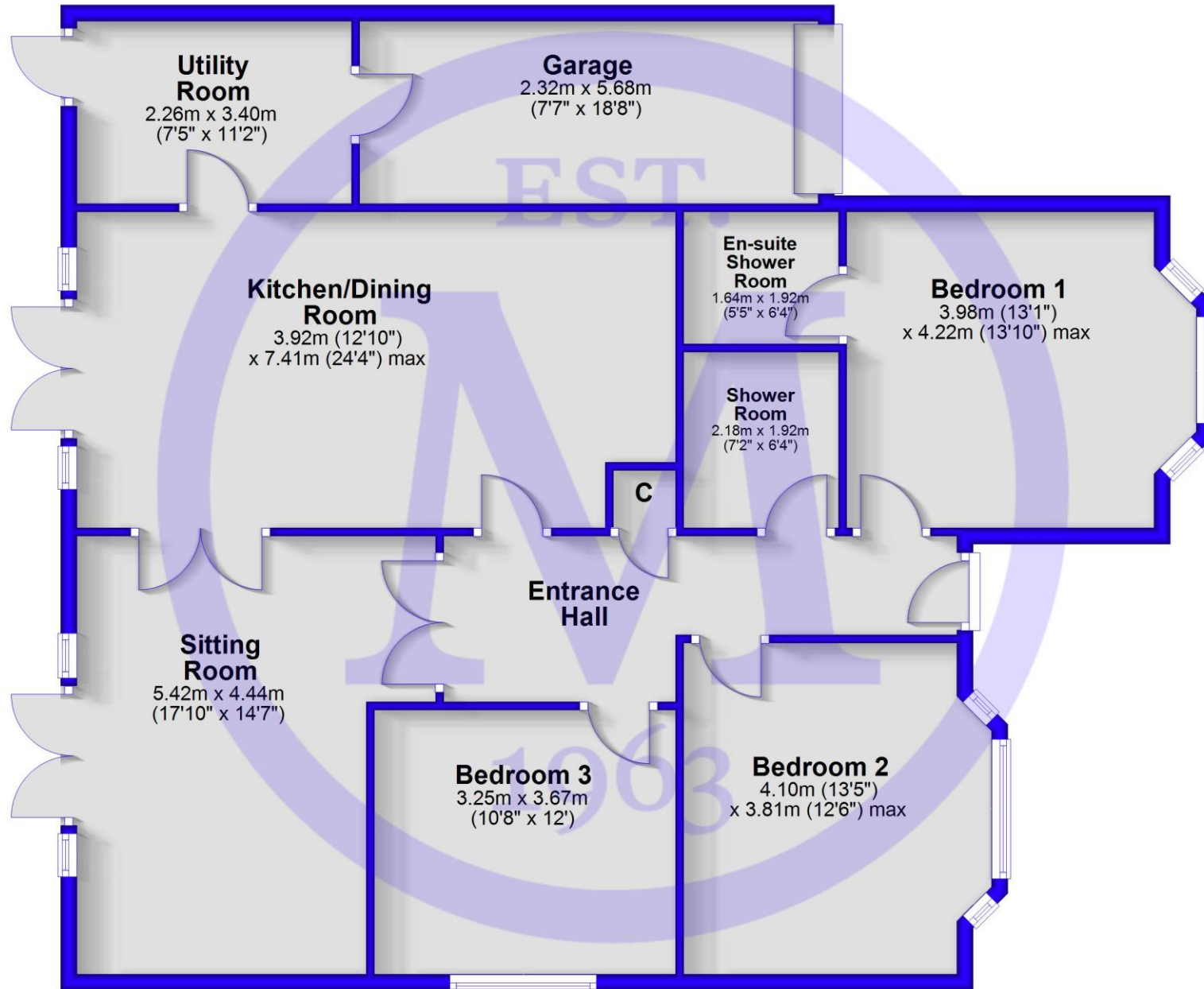
Services

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



Floor Plan

Approx. 136.2 sq. metres (1466.2 sq. feet)



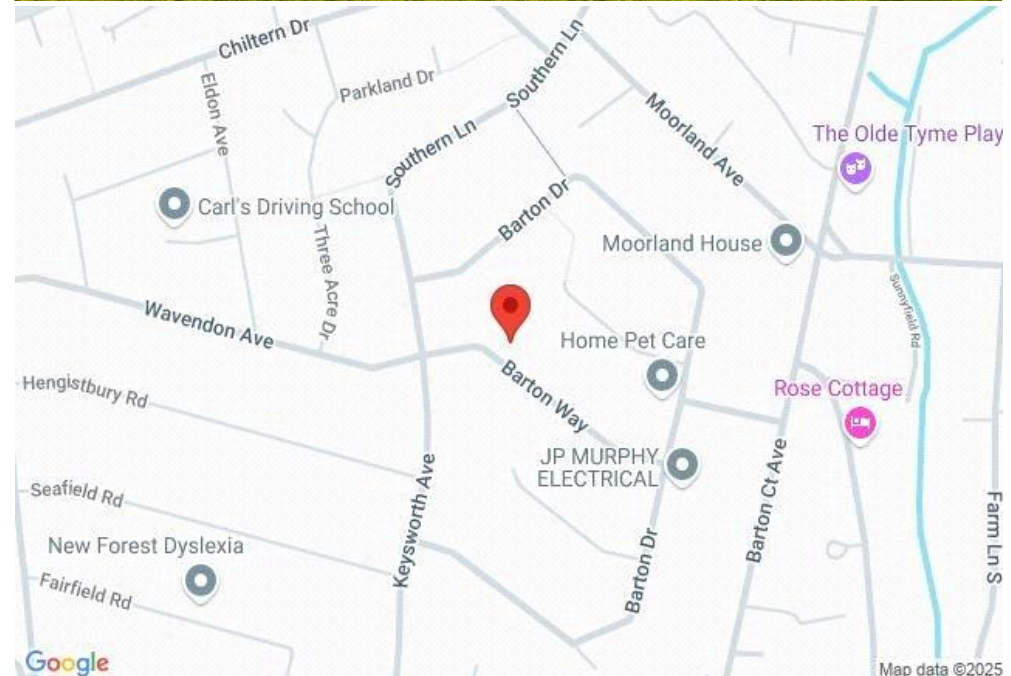
Total area: approx. 136.2 sq. metres (1466.2 sq. feet)

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 turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the fifth turning right into Barton Drive, bear left and take the first turning right into Barton Way where the property will be found on the right hand side.





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