



16 Chestnut Avenue, Barton on Sea, BH25 7BH

£1,250,000

Mitchells
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*16 Chestnut Avenue
Barton on Sea
New Milton
Hampshire
BH25 7BH*

A substantial and imposing detached family home set on a fantastic large plot of approximately 0.42 acres and situated in one of Barton On Sea's finest locations. This landmark property was built approximately one hundred years ago and offers superb large room sizes, excellent scope for extension, if required, and other features include a large detached double garage offering excellent scope for conversion into annexe type accommodation, an impressive reception hall with beautiful wood panelled walls, a sweeping in out driveway and walking distance of the beautiful Barton On Sea clifftop and beach.

- Reception Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Galleried Landing
- Four Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Detached Double Garage
- Workshop Area
- In Out Driveway
- Large Gardens



The Property

Entrance porch with hardwood front door and twin storage cupboards.

Impressive reception hall with timber flooring, wood panelling and a stunning timber staircase to the galleried landing.

Double aspect sitting room with a feature bay window overlooking the front garden and a brick fireplace with open fire, timber mantle and tiled hearth.

Good sized separate dining room with an attractive brick fireplace, timber mantle, tiled hearth, inset open fire, recessed ceiling spotlights and a bay window to the front aspect.

Kitchen/breakfast room fitted with a range of cream wall and base units with soft closing drawers and doors and a contrasting dark worktop with an inset one and a half bowl sink unit with a mixer tap over, integrated electric oven, touch control electric hob and extractor, tiled flooring, space for breakfast table, further built in storage cupboards, space for tall fridge freezer, a double aspect and a part glazed door to outside.

Useful separate utility room with a range of wall and base storage units with a timber effect worktop and an inset sink unit with a mixer tap over, space for washing machine and tumble dryer, wall mounted Worcester gas fired boiler with adjoining hot water cylinder and tiled flooring.

Ground floor cloakroom fitted with a white suite.

Stunning galleried landing with trap to the roof space and large storage cupboard.

Four double bedrooms, two with feature brick fireplaces and bay windows, and with the master bedroom benefitting from a recently installed en-suite shower room fitted with a white suite comprising a corner shower cubicle, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recessed ceiling spotlights, a double aspect and an extractor fan.

Fully tiled family bathroom comprising a panel bath, wash basin, WC, bidet and timber effect flooring.





Gardens & Grounds

The property benefits from a sweeping in out driveway providing extensive off road parking. The remainder of the front garden is laid mainly to lawn with mature hedging providing privacy from the road, a timber gate provides side access to a further area of hard standing, suitable for storage of a caravan or boat, if required, and leading to the detached double garage with twin up and over doors, and a workshop area to the rear. This large detached building could easily be converted into annexe type accommodation, if required, subject to any necessary permissions.

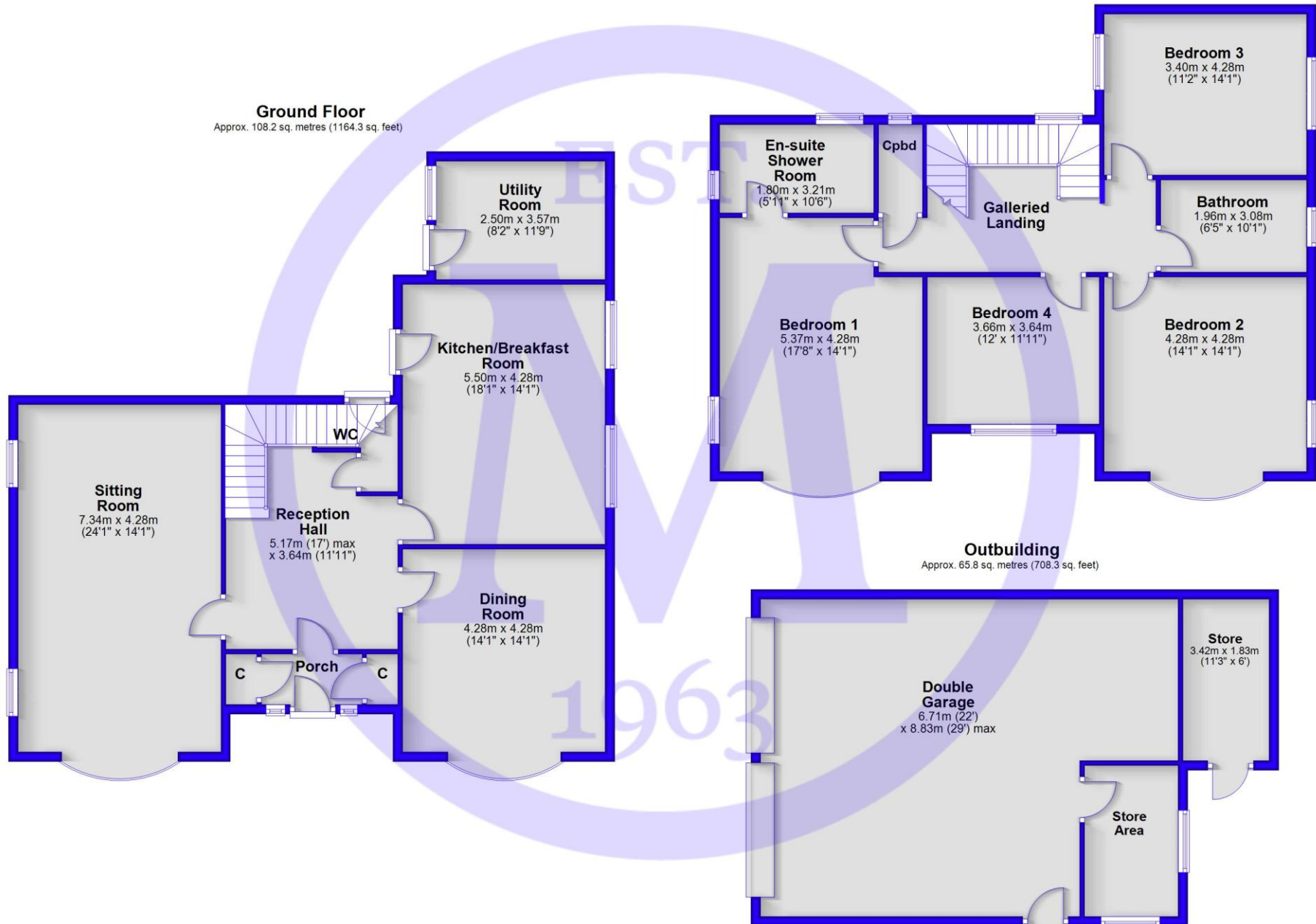
The large rear garden is laid mainly to lawn with raised patio areas, a greenhouse, raised vegetable and herb beds, additional store to the rear of the garage, all enjoying a high degree of privacy and seclusion.

Services

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

First Floor
Approx. 98.6 sq. metres (1061.0 sq. feet)

Ground Floor
Approx. 108.2 sq. metres (1164.3 sq. feet)



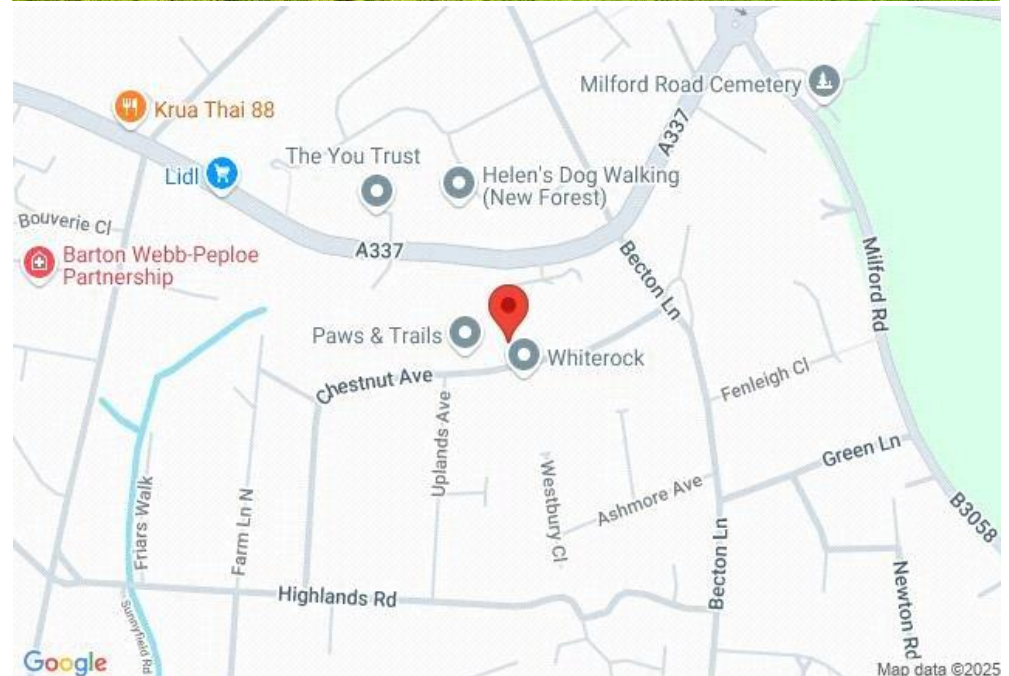
Total area: approx. 272.5 sq. metres (2933.6 sq. feet)

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. At the roundabout turn right into Lymington Road. Take the second turning left into Becton Lane and the first right into Chestnut Avenue where the property will be found on the right hand side.





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

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

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