



6 Hedgerley, Barton on Sea, BH25 7TD

£499,950

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*6 Hedgerley
Barton on Sea
New Milton
Hampshire
BH25 7TD*

A well positioned four bedroom, two reception room detached family house, located within a sought after area of Barton on Sea, and ideally situated with both New Milton town centre and the Barton on Sea clifftop and beach within easy reach. Other features of this lovely property include a large UPVC double glazed conservatory, an en-suite shower to the master bedroom, a good sized kitchen/breakfast room, a ground floor cloakroom, a generous and private rear garden, a garage, and additional off road parking.

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



The Property

Entrance hall with a double glazed front door, stairs to the first floor, and a useful large coats cupboard with automatic lighting.

Lovely sitting room featuring a stone fireplace with an inset living flame gas fire and a large walk-in bay window to the front aspect.

Separate dining room accessed via twin glazed sliding doors from the sitting room.

UPVC double glazed conservatory with a pitched polycarbonate roof, a casement door onto the patio, and a lovely private outlook over the rear garden.

Kitchen/breakfast room fitted with a range of white wall and base units with contrasting worktops, an inset one and a half bowl sink unit with a mixer tap over, integrated Bosch double electric oven, gas hob, and Hotpoint extractor, and space for a washing machine, slimline dishwasher, and a tall fridge/freezer. There is also a useful understairs storage cupboard, tile effect flooring, ample room for a kitchen table, a wall mounted Baxi gas fired boiler, and an outlook over the rear garden.

Ground floor cloakroom with a WC and hand basin.

First floor landing with trap to the roof space, pull down ladder, and airing cupboard.

Four bedrooms, two with built-in wardrobes. The lovely large master bedroom features a UPVC double glazed bay window and a fully tiled en-suite shower room with a white suite.

Fully tiled family bathroom comprising a panelled bath with a mixer tap and shower attachment over, wash basin, and WC.





Gardens & Grounds

The front garden is mainly laid to lawn, with hard standing providing off road parking for three vehicles and leading to the single garage, which has a pitched roof, up and over door, power, and light.

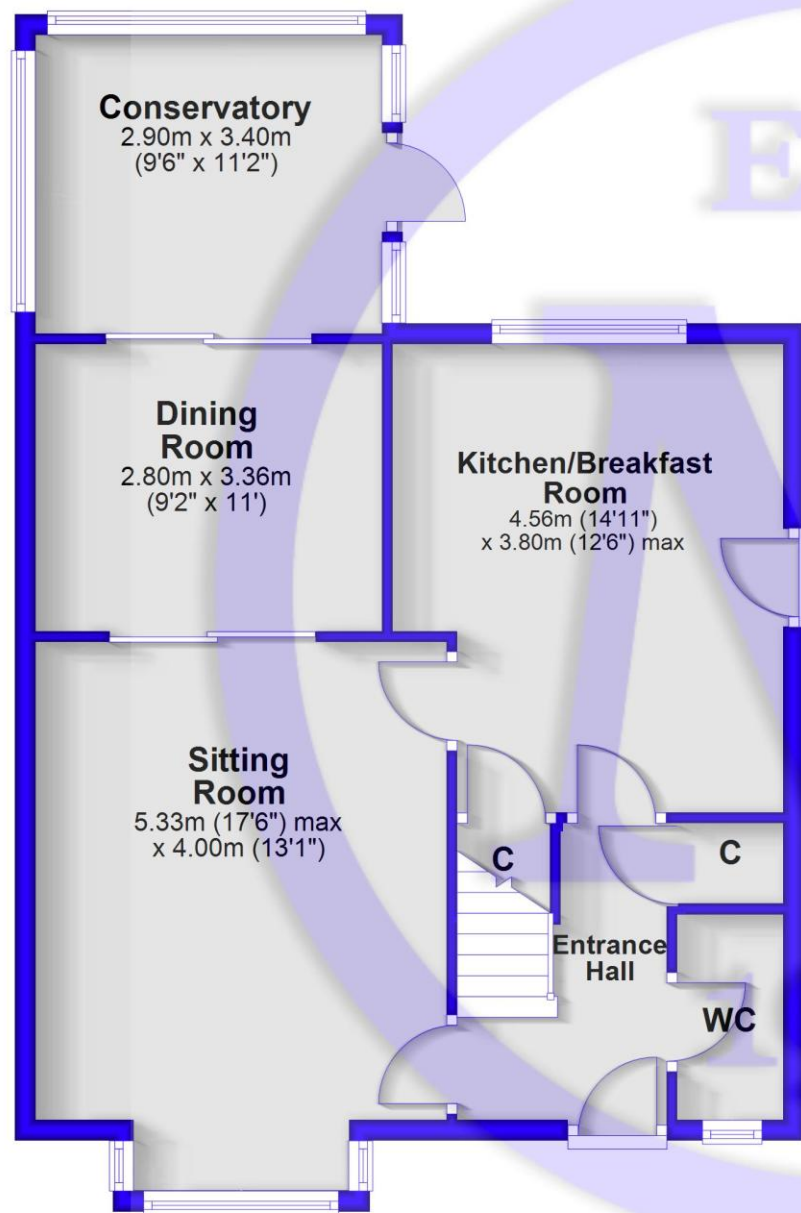
Adjoining the rear of the property is a good sized area of textured paved patio with a central lawn, colourful flower and shrub borders, a timber garden shed, and a good degree of privacy and seclusion.

Services

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

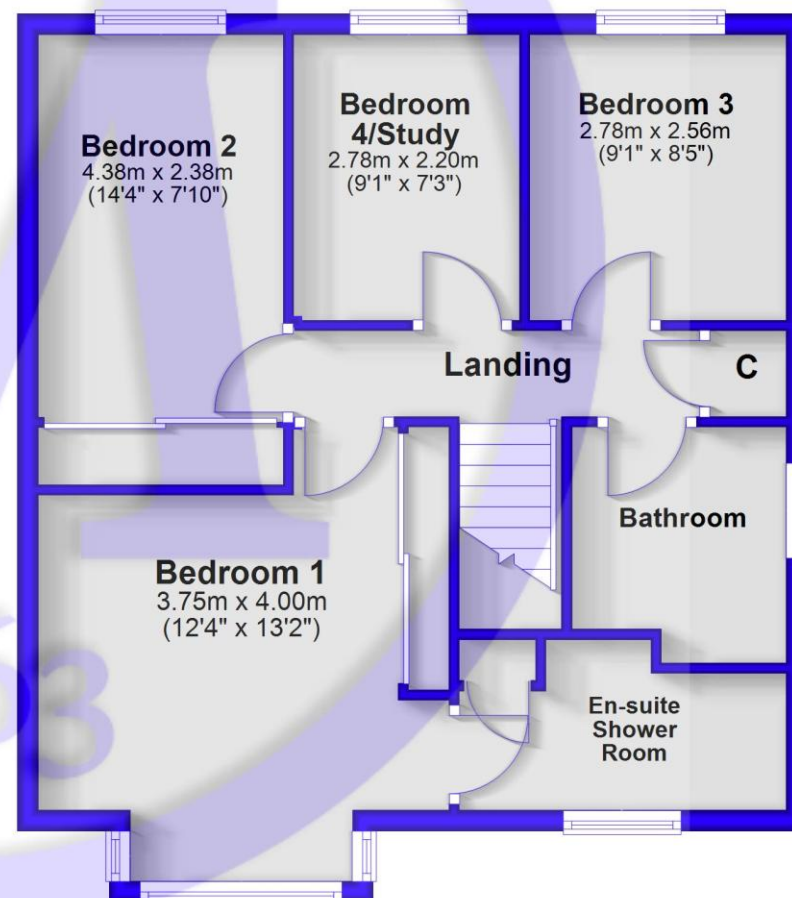
Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



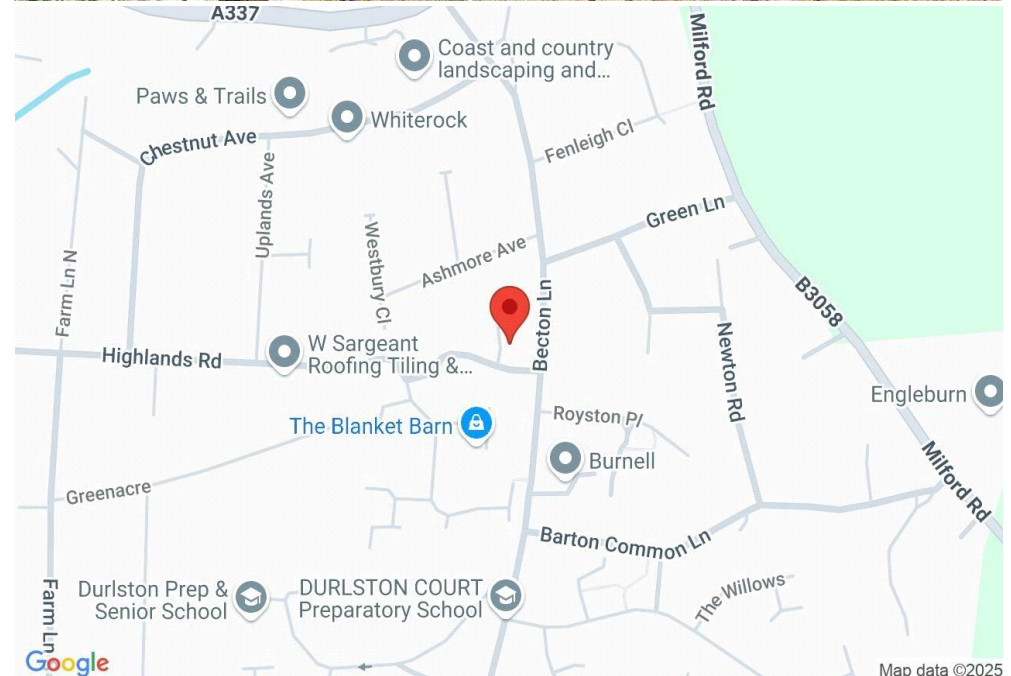
Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. At the roundabout, take the third exit onto Lymington Road. Take the second left into Becton Lane, then the second right into Penny Hedge, and the first right into Hedgerley. 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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