



10 Boldre Close, Barton On Sea, BH25 7TH

£539,950

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*10 Boldre Close
Barton On Sea
New Milton
Hampshire
BH25 7TH*

A superbly presented two bedroom detached bungalow situated in a lovely position in a popular cul de sac with a pathway leading directly to the stunning Barton On Sea clifftop and beach. The property has been particularly well maintained and improved by the current vendors and features include a recently installed and stunning UPVC double glazed conservatory, a luxury shower room, a separate cloakroom, good off road parking, a detached garage, superbly landscaped and west facing rear garden, and a timber garden chalet/office. An internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Utility Room
- Two Bedrooms
- Shower Room
- Cloakroom
- Garage
- Off Road Parking
- Garden Chalet
- Landscaped Gardens



The Property

Entrance hall with a UPVC double glazed front door and vinyl flooring.

Good sized sitting/dining room with a feature stone fireplace and a UPVC double glazed bay window to the front aspect.

Stunning large UPVC double glazed conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched glass roof, along with timber effect flooring, sliding doors onto the patio and a lovely private outlook over the rear garden.

Kitchen fitted with a range of white units with a contrasting stone effect worktop and an inset sink unit with mixer tap over, integrated double electric oven, electric hob, extractor, fridge/freezer and dishwasher, part tiled walls, timber effect flooring, under cupboard lighting, high level double glazed Velux window providing natural light and recess ceiling spotlights.

Useful separate utility room with a range of white wall and base units with a timber effect worktop and an inset sink unit with mixer tap over, space for washing machine and tumble dryer, part tiled walls, timber effect flooring, a wall mounted Worcester gas fired boiler installed approximately two years ago concealed in cupboard and a UPVC double glazed door to outside.

Cloakroom fitted with a white suite comprising a WC, corner wash basin with storage beneath and attractive tiling.

Luxury shower room recently fitted with a white suite comprising a large walk in shower cubicle with thermostatic control shower and glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, wall tiling, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a beautifully landscaped plot with the front garden having a double width block paviour driveway providing off road parking with the remainder laid mainly to shingle providing further off road parking and small area of well-kept lawn with colourful flower and shrub borders.

Detached garage with up and over door, power and light, and there is a useful covered area between the garage and the bungalow.

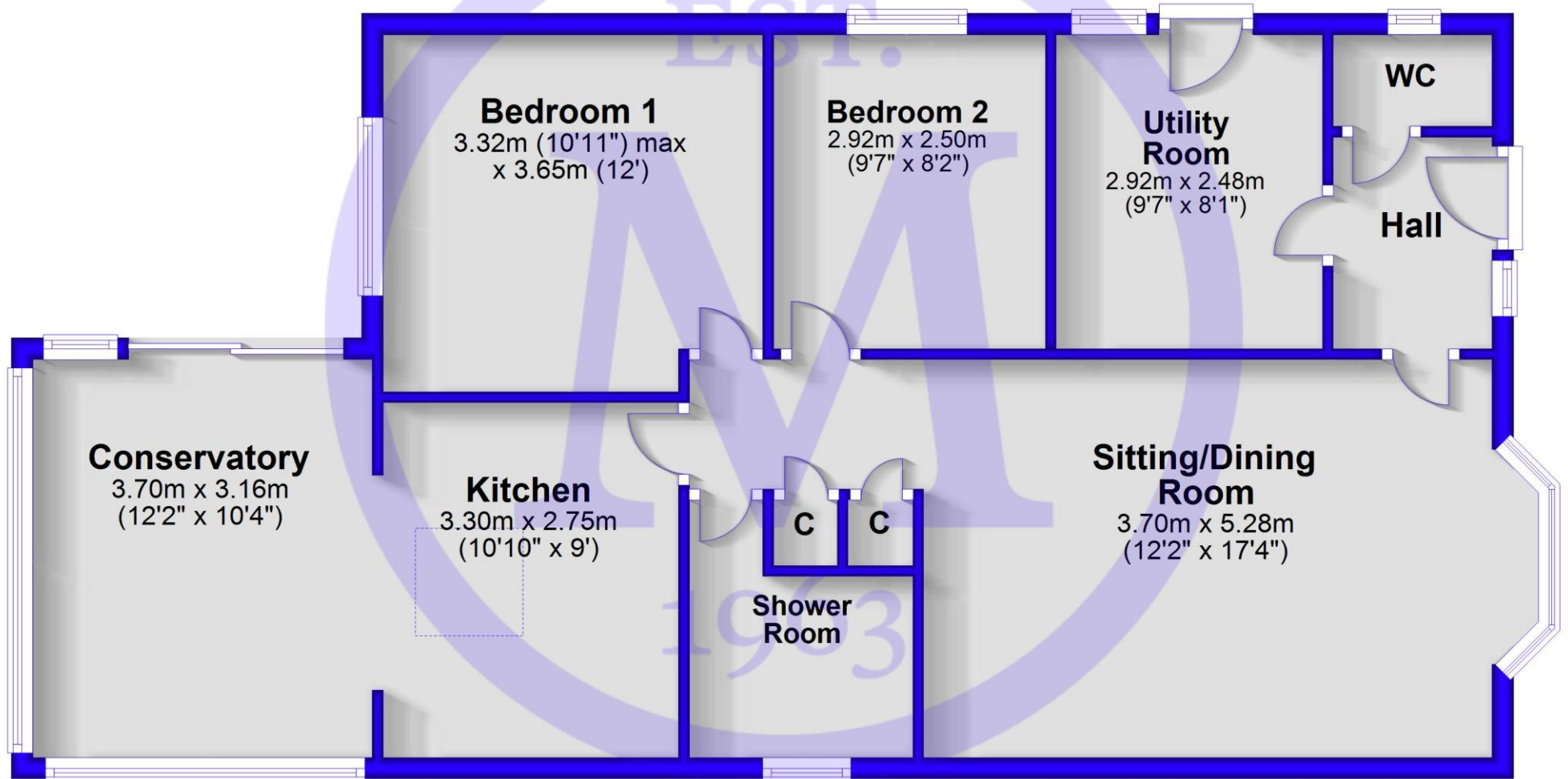
The rear garden is a particular feature of the property having been extensively landscaped with an area of block paviour patio adjoining the conservatory, well-kept lawns, decorative stone pathways, ornamental fishpond, well stocked and colourful borders, timber pergola providing an excellent area for outside dining, timber garden shed and a superb summerhouse/home office with power and light.

Services

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

Floor Plan

Approx. 81.6 sq. metres (878.2 sq. feet)



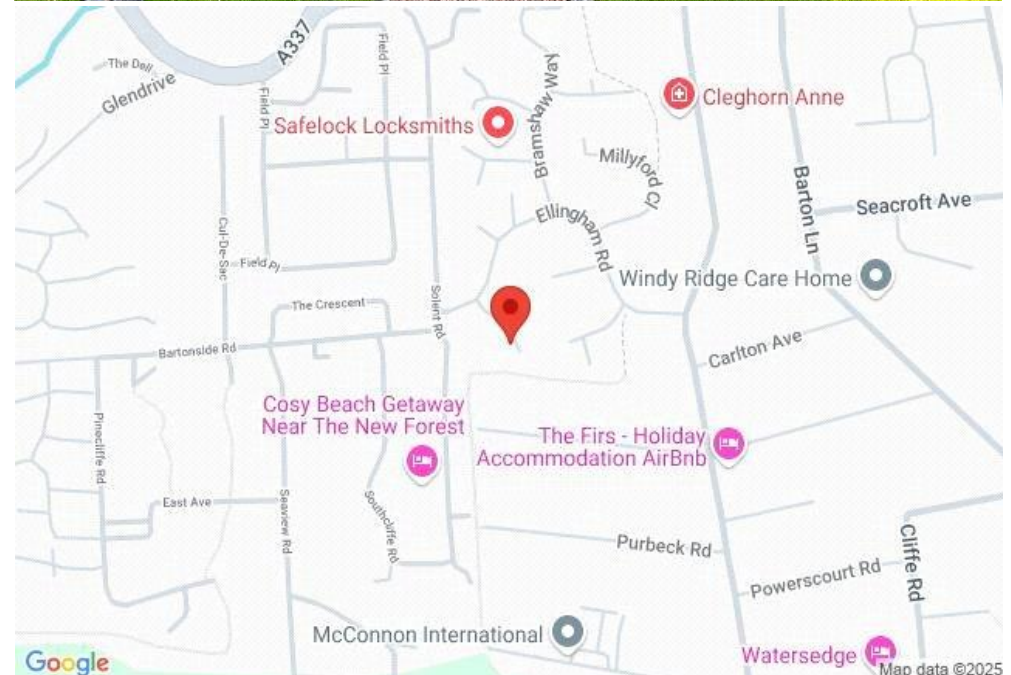
Total area: approx. 81.6 sq. metres (878.2 sq. feet)

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, proceed along Old Milton Road. At the roundabout continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue. Take the second right into Ellingham Road, second left into Boldre Close where the property will be seen towards the end on the right hand side.





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