



29a Barton Court Road, New Milton, BH25 6NW

£675,000

Mitchells
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*29a Barton Court Road
New Milton
Hampshire
BH25 6NW*

A deceptively spacious three bedroom detached chalet style property situated within walking distance of New Milton town centre and Barton On Sea clifftop and beach. The property has been well maintained and improved by the current owners and features include a spacious and modern kitchen with separate utility room, sitting room, separate dining room, ground floor bedroom, two first floor bedrooms, modern shower rooms, garage and beautiful landscaped gardens. The property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Ground Floor Bedroom
- Ground Floor Shower Room
- Two First Floor Bedrooms
- First floor Shower
- Landscaped Gardens
- Garage and Driveway
- No Forward Chain



The Property

Entrance porch with engineered oak flooring and UPVC double glazed front door.

Entrance hall with a continuation of the engineered oak flooring, useful storage cupboard housing the hot water cylinder, stairs to first floor landing and understairs cupboard.

The sitting room is a particular feature of the property enjoying a pleasant triple aspect, part panelled walls, feature fireplace with stone half and marble mantle with inset gas flame effect fire and double casement doors onto the rear garden.

Kitchen with engineered oak flooring and generous range of modern white wall and base units with a contrasting marble effect worktop, tiled splashback, Smeg range style oven with five burner hob and extractor fan over, integrated appliance include tall stand-up fridge freezer and Bosch slimline dishwasher, one and a half bowl ceramic sink with mixer tap over and drainer, door leading through to utility room with additional stainless steel sink unit, door leading to rear garden space and plumbing for washing machine and tumble dryer and wall mounted glowworm central heating boiler.

Dining room with engineered oak flooring and a feature corner window enjoying an excellent view over the rear garden.

Ground floor bedroom enjoying a pleasant outlook to the front, air-conditioning unit, radiator and generous range of built-in wardrobes.

Ground floor shower with fully tiled walls and flooring, UPVC double glazed window, extractor fan and modern suite comprising of WC, wash hand basin with mixer tap over and storage beneath, large shower cubicle with seat, thermostatically controlled waterfall shower and handheld shower attachments and glass shower screen.

First floor landing with trap to roof space and drop down ladder.

Bedroom two and three are both brilliant king-size bedrooms both benefiting from a dual aspect and built-in storage. Bedroom two also provides access to the office/space with carpeted flooring and Velux window.

First floor shower room with fully tiled walls and flooring, UPVC window overlooking the garden, recessed spotlights, extractor fan and suite comprising of a WC, wash hand basin with mixer tap over and storage beneath, mirror with lighting, ladder style heated towel and large walk-in shower with glass shower screen, handheld shower attachments and waterfall shower.





Gardens & Grounds

The front of the property has been beautifully landscaped with a generous area of block paviour giving off road parking for multiple vehicles and access to the front door, large area of decorative shingle with a beautiful range of colourful shrubs and flowers. A tarmac driveway also leads down the side of the property to the garage.



The rear garden has been well landscaped with a large area of patio adjoining the rear of the property which continues around the garden and leads to the greenhouse and vegetable beds, timber garden storage shed and pathway to the side of the property and provides access to the garage with electric up and over door, power and lighting. There is also a large area of lawn and an excellent range of mature shrubs providing a great range of colour and all of this enjoys an excellent degree of privacy and seclusion. There is also a pathway that leads to down the side of the property providing pedestrian side access.

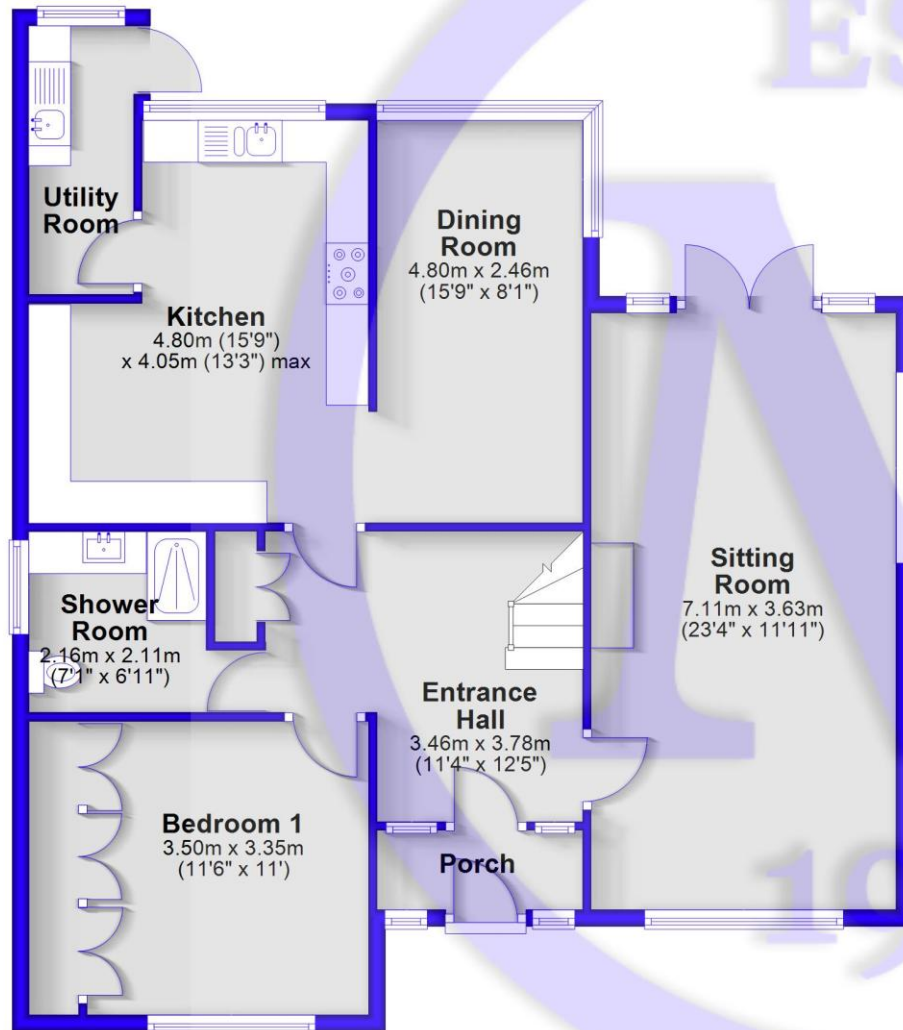


Services

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

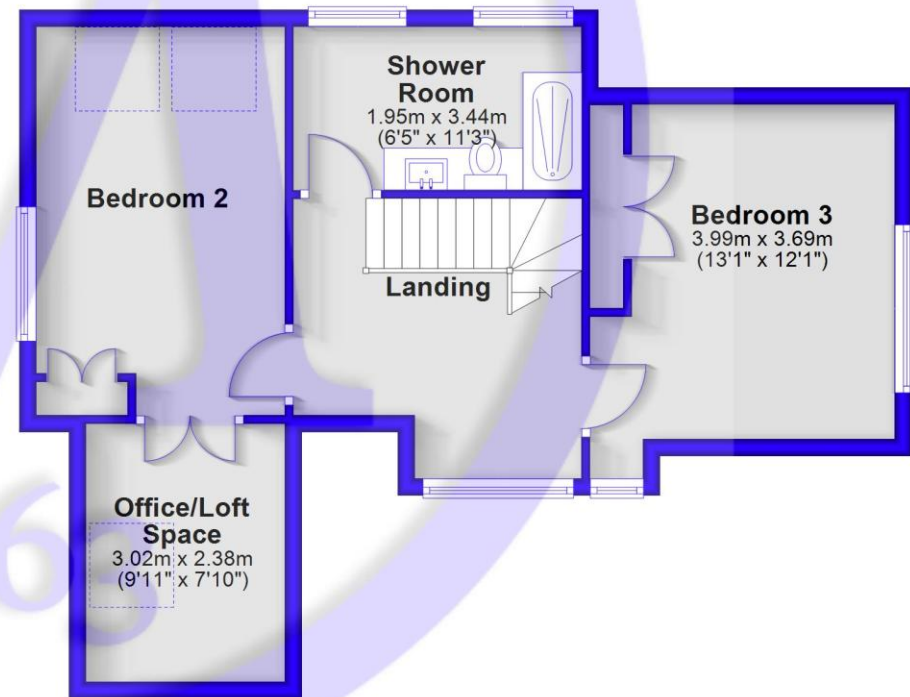
Ground Floor

Approx. 95.5 sq. metres (1027.5 sq. feet)



First Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



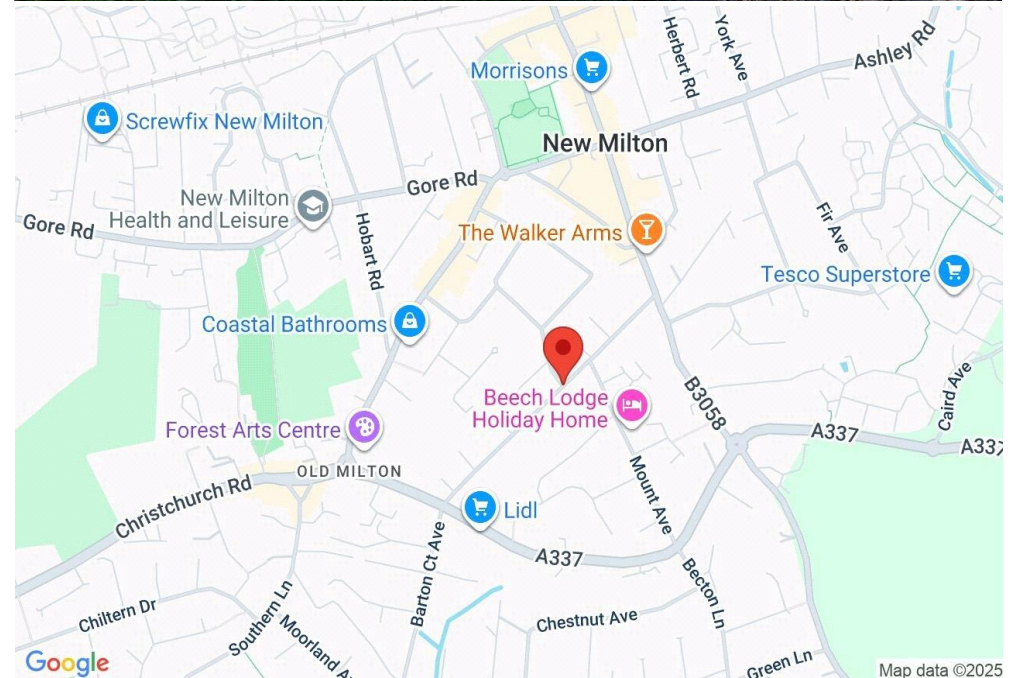
Total area: approx. 150.0 sq. metres (1614.6 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road before taking the second right onto Barton Court Road where the property will be found on the left hand side.





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