



37 Barton Croft, Barton on Sea, BH25 7BT

£850,000

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*37 Barton Croft
Barton on Sea
New Milton
Hampshire
BH25 7BT*

A truly stunning detached single storey residence located in a highly sought after position within easy reach of both Long Meadow and Barton on Sea clifftop and beach. The property has been comprehensively modernised and refurbished in recent years and is now offered in first class order throughout. Other features of the property include a fantastic large kitchen/breakfast room, an excellent conservatory, three bedrooms with one currently used as a home office, a luxury bathroom and two shower rooms, beautifully landscaped and private gardens and an internal inspection is highly recommended to fully appreciate the quality of the property.

- Porch
- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Home Office/Bedroom Three
- Bathroom
- Shower Room
- En-Suite Shower Room
- Off Road Parking
- Attached Garage
- Landscaped Gardens



The Property

UPVC double glazed entrance porch with attractive tiled flooring.

Spacious entrance hall with engineered Oak flooring and recess ceiling spotlights.

Spacious sitting room with a feature stone fireplace with an inset living flame gas fire and a UPVC double glazed bay window to the front aspect.

Stunning kitchen/dining room fitted with a range of modern luxury units with soft closing drawers and doors, granite worktops and upstands and an undermounted one and half bowl Blanco sink unit with a mixer tap over, water softener, Oak central breakfast bar, integrated Bosch double electric oven, four burner NEFF gas hob with extractor over, tall fridge freezer, engineered Oak flooring, integrated Bosch dishwasher, recess ceiling spotlights, undercounter lighting, wall mounted TV, recess for microwave, ample space for dining table and twin UPVC double glazed casement doors onto the patio and rear garden.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows, pitched glass roof, engineered Oak flooring, casement doors onto the patio and a lovely private outlook over the rear garden.

Two double bedrooms with the master bedroom having a built in triple wardrobe and a large en-suite shower room fitted with a modern luxurious white suite comprising a walk-in and fully tiled shower cubicle with glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights, ladder style heated towel rail and an extractor fan.

Spacious modern bathroom fitted with freestanding bath with mixer tap and shower attachment over, WC, wash basin with storage beneath, bidet, tiled flooring, contemporary radiator, wall mounted mirror fronted cupboard, recess ceiling spotlights and an extractor fan.

Bedroom three/study with a lovely outlook over the rear garden.

Useful utility cupboard with space and plumbing for washing machine.

Shower room fitted with a modern white suite comprising a fully tiled shower cubicle, wash basin with storage beneath, WC, attractive timber effect flooring, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

The wardrobes in bedrooms two and three, and the washing machine, tumble dryer and freezer are all included in the price.





Gardens & Grounds

The gardens have been superbly landscaped with the front garden having a large area of block paviour driveway providing excellent off-road parking, with the remainder laid mainly to lawn with shingle borders and a low brick wall divides from the pavement.

The stunning rear garden has a good sized area of paved patio with decorative brick edging, block paviour pathways, a shaped area of lawn, well stocked and colourful flower and shrub borders, a second patio area to the rear of the garden, a garden shed and all enjoying a high degree of privacy and seclusion.

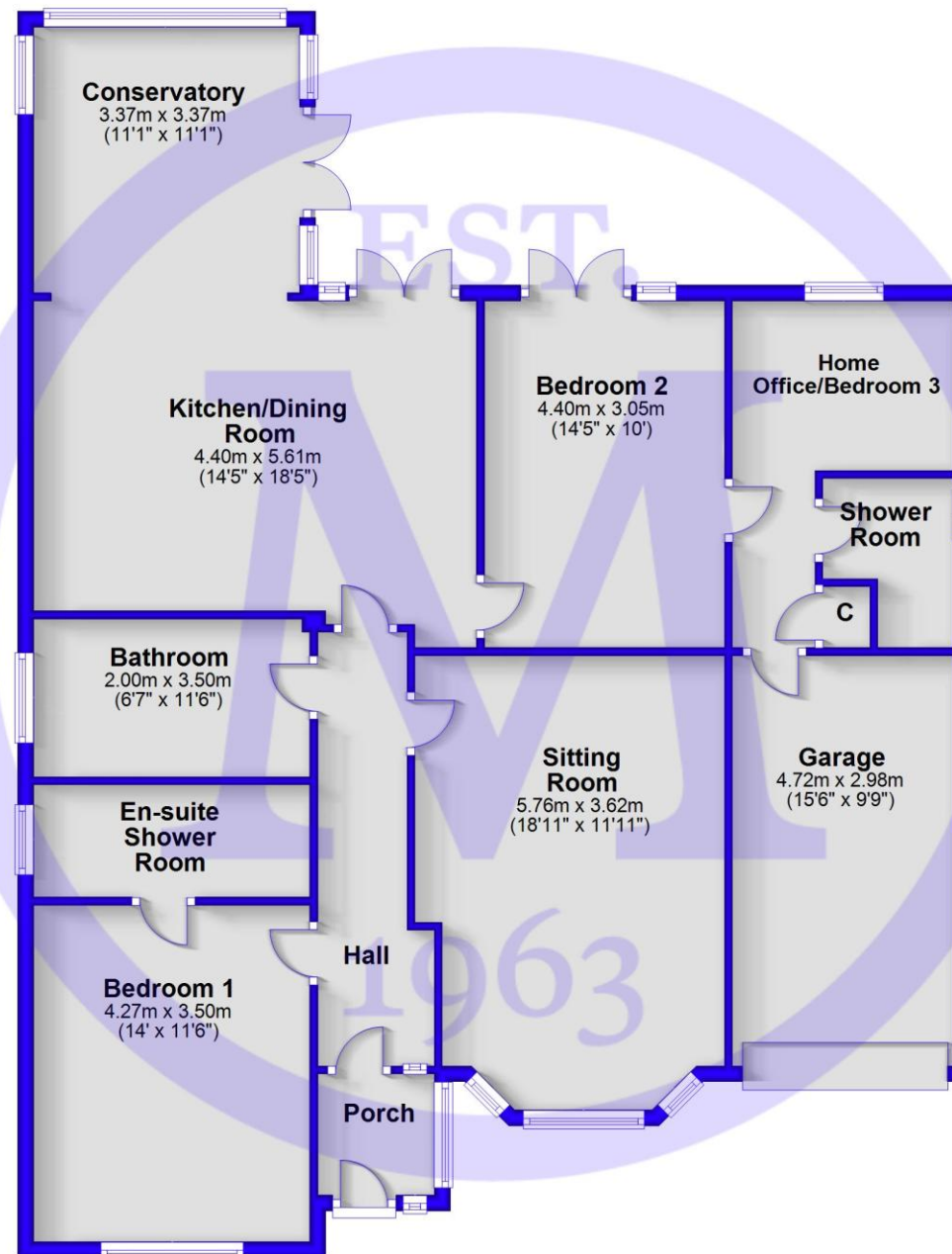


Services

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

Floor Plan

Approx. 137.5 sq. metres (1479.6 sq. feet)



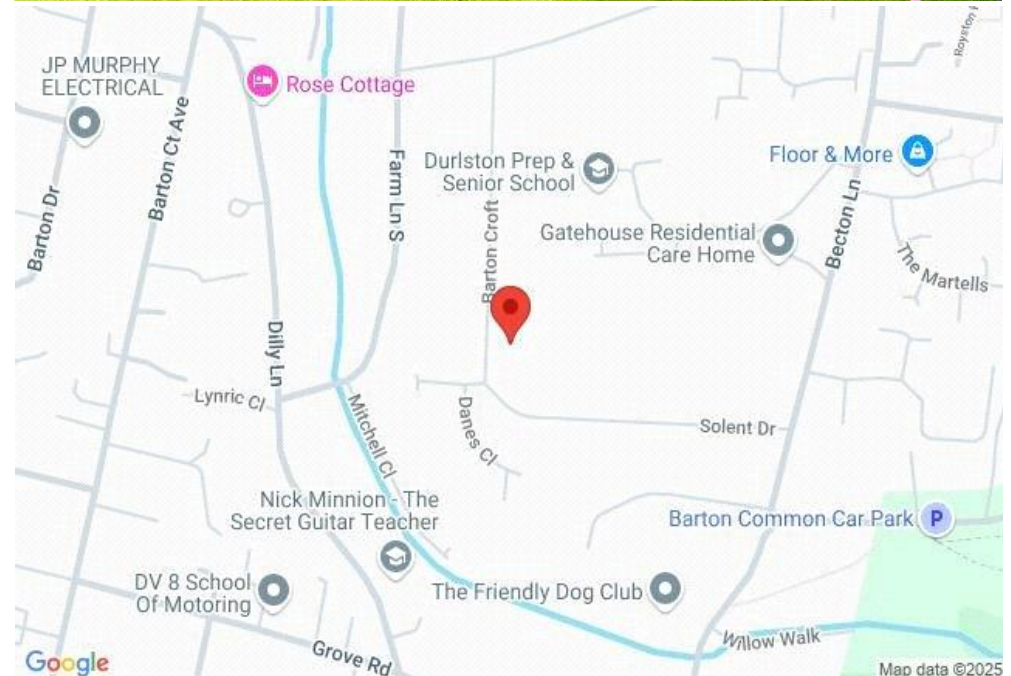
Total area: approx. 137.5 sq. metres (1479.6 sq. feet)

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. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the second left into Highlands Road, second right into Farm Lane South, first left into Greenacre, first right into Barton Croft where the property will be found on the left hand side.





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