



*6 Rockbourne Gardens, Barton On Sea, BH25 7SU*

*£525,000*

**Mitchells**  
1963 — TODAY



*6 Rockbourne Gardens  
Barton On Sea  
New Milton  
Hampshire  
BH25 7SU*

An attractive, modern four bedroom detached family house which is tucked in a quiet select cul de sac on a popular development only a five minute level walk from Barton on Sea's clifftop and beach. Features of the property include an integral garage, a separate utility room, a modern kitchen and two fully tiled bath/shower rooms. The property also occupies a private west facing plot with good off-road parking.

- Porch
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- First Floor Landing
- Four Bedrooms
- Bathroom
- En-Suite Shower Room
- Integral Garage
- Off Road Parking
- Landscaped Garden



# The Property

Open covered porch to the front.

Entrance hall with ground floor WC, understairs storage for coats and shoes and feature glazed panelling offering borrowed light from the sitting room.

Sitting room located on the east side of the building with a large bay window enjoying the morning sun and a feature fireplace with attractive timber surround inset with a living flame electric fire and a polished stone backing and hearth, glazed casement doors leading to the dining room and further sliding glazed doors leading to the patio.

Modern kitchen with large range of matching wall and base storage cupboards, tile effect laminate flooring, a contrasting laminate worktop, a tiled splash back and integral items comprise of a Hotpoint double electric oven and a four burner gas hob and enjoys westerly views over the rear garden.

Useful separate utility room with doors leading to rear patio, matching storage cupboards and tops with the kitchen and space for washing machine and tumble with wall hung Worcester boiler and door into integral garage.

First floor landing with window providing an abundance of light into the hallway and landing, airing cupboard with hot water cylinder powered by the boiler and access into roof space.

Bedrooms one and two are both generous doubles and both benefit from built in wardrobes, bedroom one is located to the front of the property and has the advantage of an en-suite shower room.

Fully tiled family bathroom fitted with a matching suite comprising a full sized bath, pedestal wash hand basin, WC, and wood effect vinyl flooring.

En-suite shower room comprising a walk-in corner shower cubicle, matching hand basin, WC, window, ladder towel rail, fully tiled walls and wood effect laminate flooring.





## *Gardens & Grounds*

To the front of the property is an area of decorative stone, exotic plants and a driveway offering good off-road parking and access into the garage which has an up and over door and storage in the roof space.

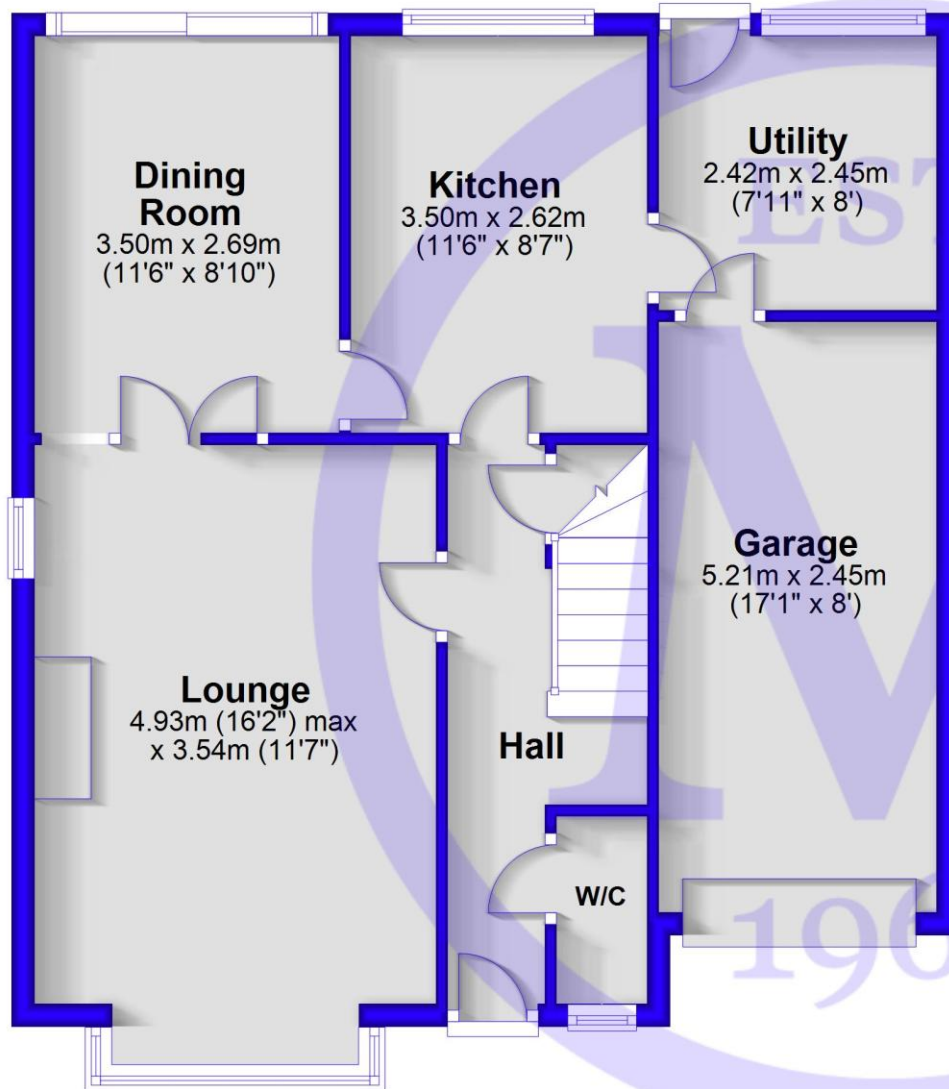
The rear garden is particularly private and is west facing with fences to both sides and a large conifer hedgerow to the rear making it particularly private, a patio adjoining the rear of the property and a large area of lawn.

## *Services*

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

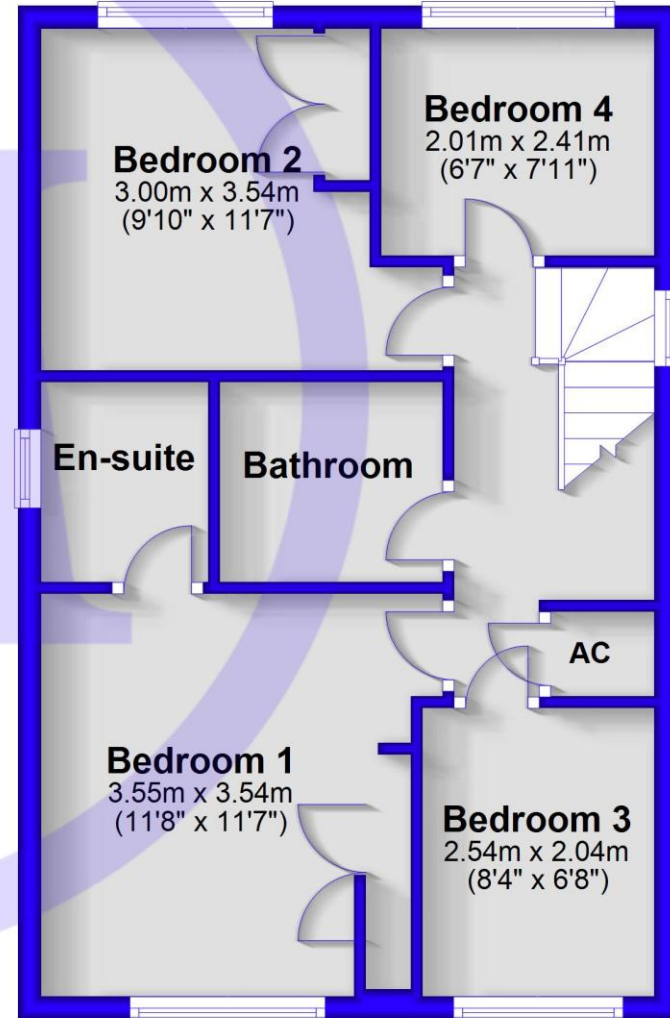
## Ground Floor

Approx. 66.4 sq. metres (714.6 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



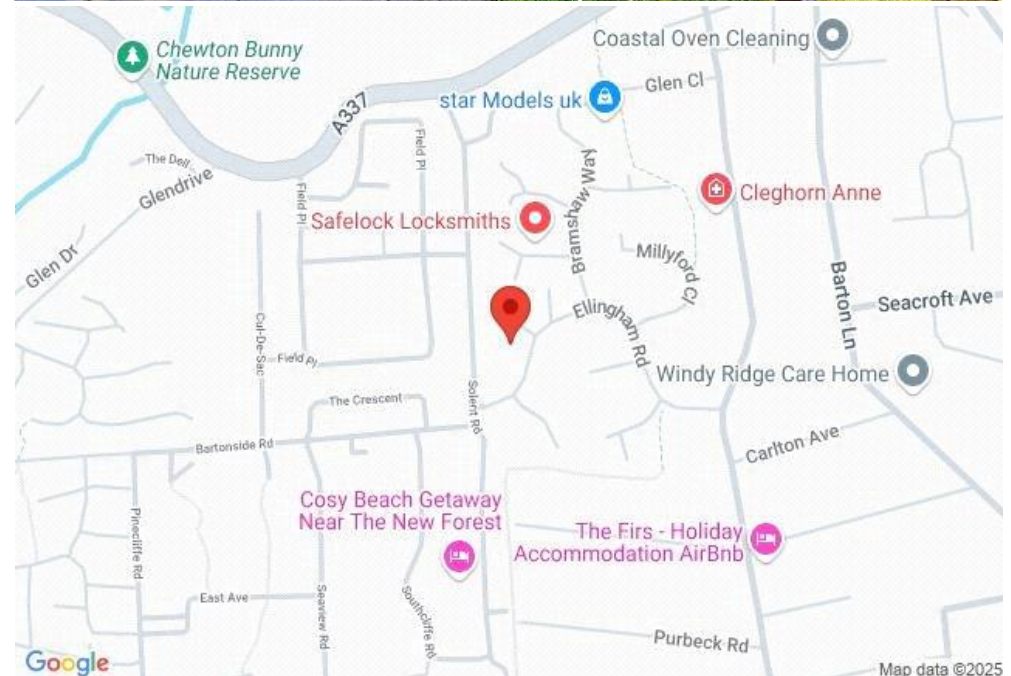
Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

## 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 and 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 and Rockbourne Gardens will be found on the right hand side.





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