



18 Willow Walk, Barton on Sea, BH25 7TL

£1,250,000

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*18 Willow Walk
Barton on Sea
New Milton
Hampshire
BH25 7TL*

A substantial detached modern residence set on a highly sought after small select development built by Pennyfarthing Homes and ideally located adjoining Barton on Sea golf course, opposite Long Meadow and with the beautiful Barton on Sea clifftop and beach only a few steps away. The property has been superbly maintained by the current owners and offers flexible accommodation enabling excellent home office space, a self-contained annexe potential or in its current guise as a five bedroom, four reception room, four bath/shower room family home. Other features of this stunning property include a superbly landscaped and south facing rear garden enjoying a high degree of privacy, an integral double garage with an adjoining large workshop, excellent decorative order throughout and an internal viewing is strongly recommended to fully appreciate both the size and flexibility of the property.

- Ground Floor:**
- Entrance Hall
 - Utility Room
 - Home Office
 - Shower Room
 - Double Garage
 - Workshop

- First Floor:**
- Landing
 - Kitchen/Dining Room
 - Sitting Room
 - Dining Room
 - Study
 - Cloakroom

- Second Floor:**
- Landing
 - Five Bedrooms
 - Two En-Suite Shower Rooms
 - Family Bathroom

- Outside:**
- Double Width Driveway
 - Private Rear Garden



The Property

Entrance hall with double glazed front door, stairs to the first floor and understairs storage cupboard.

Inner hall with tiled flooring.

Large home office with space for workstations, sofa, etc.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with thermostatic control shower, wash basin and WC.

Utility room with a range of wall and base units with a contrasting marble effect worktop and an inset sink unit with mixer tap over, space for washing machine and tumble dryer, tiled flooring and extractor fan.

First floor landing with stairs to the second floor, airing cupboard and separate storage cupboard.

Superb double aspect sitting room with feature timber effect flooring, recessed woodburning stove, twin UPVC double glazed casement doors to outside and a lovely private outlook over the rear garden.

Large kitchen/dining room fitted with an excellent range of modern wall and base units with soft closing drawers and doors and oak worktops with a one and a half bowl sink unit with mixer tap over, space for dishwasher and tall fridge/freezer, integrated oven, combination oven, five burner gas hob and extractor, tiled flooring, ample room for dining table, recessed ceiling spotlights, part tiled walls, under cupboard lighting and twin UPVC double glazed casement doors onto the patio and rear garden.

Separate dining room/snug with a feature stone contemporary fire with an inset living flame gas fire, attractive timber effect flooring and a UPVC double glazed bay window to the front aspect.

Study with a lovely aspect to the front.

Cloakroom fitted with a modern white suite comprising a WC, hand basin with storage beneath, part tiled walls and timber effect flooring.

Second floor landing with trap to the roof space.

Five second floor bedrooms, two with built in wardrobes and high quality en-suite shower rooms fitted with modern white suites.

Fully tiled family bathroom fitted with a Villeroy and Boch suite comprising a corner bath, separate shower cubicle, wash basin, WC, recessed ceiling spotlights, extractor fan, tiled flooring and a chrome ladder style heated towel rail.





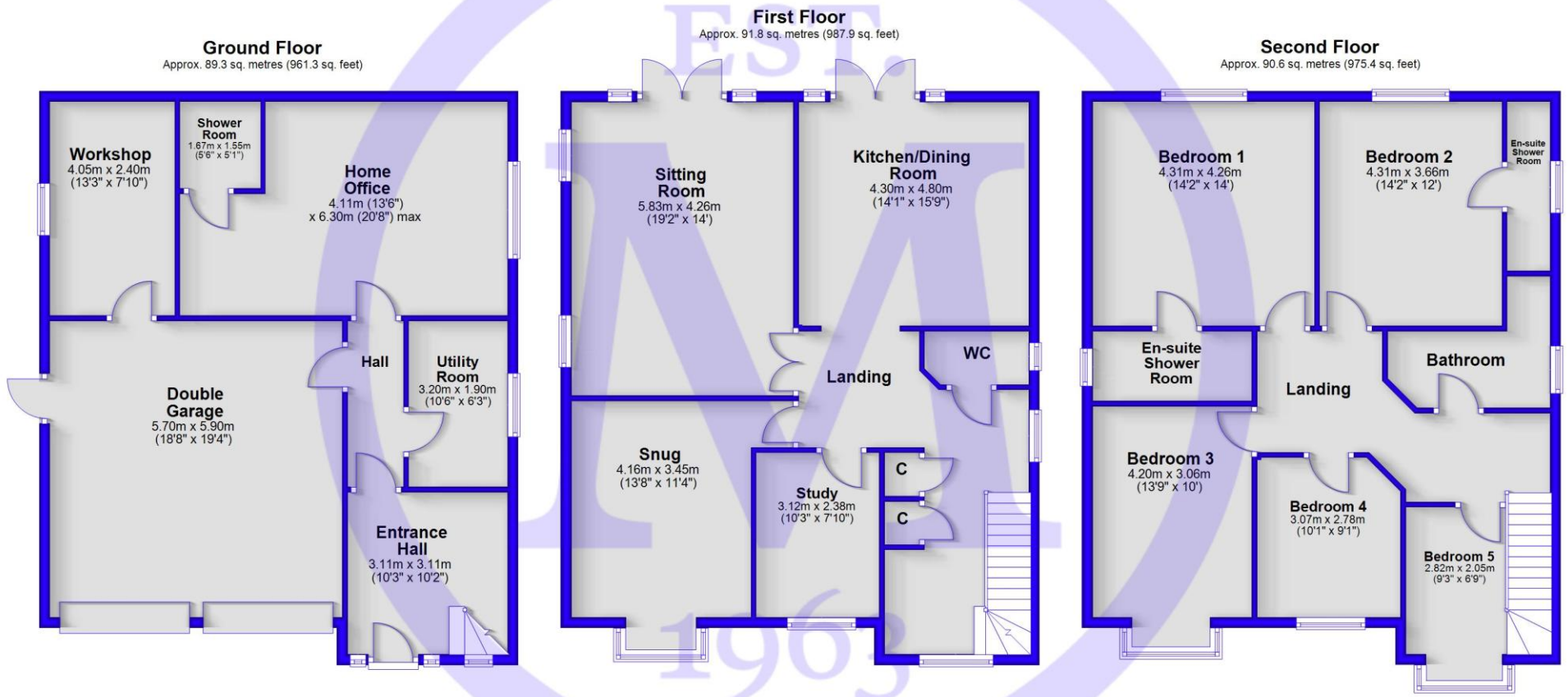
Gardens & Grounds

To the front of the property is a double width block paviour driveway with the remainder laid mainly to artificial lawn.

The rear garden is a particular feature of the property having a good sized area of Indian sandstone patio, a raised artificial grass area with a timber pergola, shaped natural lawn areas with sleeper effect steps, mature flower and shrub borders, timber garden shed and a superb summerhouse of UPVC double glazed construction with a pitched roof, attractive timber effect flooring, power and a beautiful outlook over the gardens, all enjoying a high degree of privacy and a sunny southerly aspect.

Services

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



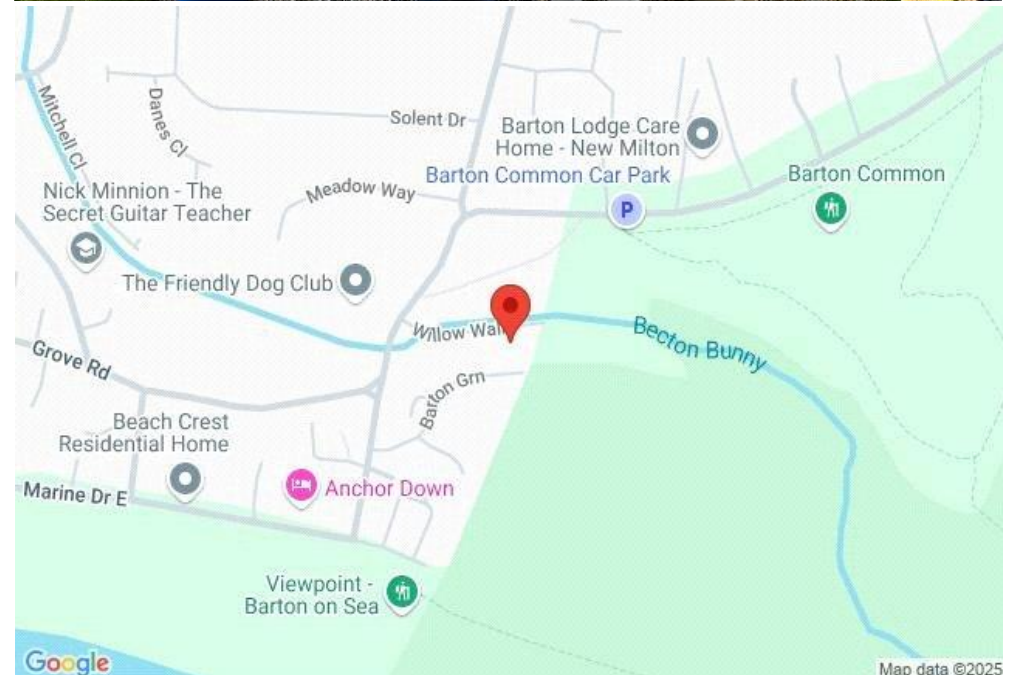
Total area: approx. 271.7 sq. metres (2924.6 sq. feet)

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. At the roundabout turn right onto Lymington Road. Take the second turning left into Becton Lane. At the junction continue straight across and take the first turning left into Willow Walk where the property will be found towards the end on the right hand side.





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