



8 Three Acre Drive, Barton on Sea, BH25 7LQ

£550,000

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*8 Three Acre Drive
Barton on Sea
New Milton
Hampshire
BH25 7LQ*

A four double bedroom three reception room detached family house situated in a popular and peaceful location within easy reach of the beautiful Barton on Sea clifftop and beach. The property is immaculately kept throughout and other features include a detached garage, a block paved driveway, a recently added porch, a good sized kitchen, a modern bath/shower room, a ground floor cloakroom and good off road parking.

- Entrance Porch
- Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Private Gardens



The Property

A recently added porch with a double glazed hardwood front door and attractive floor tiling.

Entrance hall with stairs to the first floor, understairs storage cupboard and a further double storage cupboard.

Sitting room with a large picture window providing a pleasant outlook to the front and a handsome stone fireplace with an inset woodburning stove.

Separate dining room with a double airing cupboard and a lovely outlook over the rear garden.

Good sized kitchen/breakfast room fitted with a range of solid wood wall and base units with a contrasting light worktop and an inset sink unit with mixer tap over, integrated double electric oven, four burner gas hob, space for washing machine, tall fridge/freezer and dishwasher, breakfast bar, recessed ceiling spotlights, a UPVC double glazed door to outside and an outlook over the rear garden.

Home office which could be used as an additional bedroom, if required.

Ground floor cloakroom fitted with a white suite with a wall mounted gas fired boiler and storage.

First floor landing with trap to the roof space and linen cupboard.

Four first floor double bedrooms, two with built in wardrobes.

Spacious family bathroom fitted with a modern white suite comprising a tiled panel bath with a mixer tap and shower attachment over, separate fully tiled shower cubicle, wash basin with storage beneath, WC and attractive tile effect flooring.

UPVC windows are Everest with K glass
Hive central heating system





Gardens & Grounds

The property sits on well-kept gardens with the front garden laid mainly to lawn with mature borders, electric point for electrical vehicle charging, a large block paviour driveway providing excellent off road parking and which extends along the side of the property to the large detached garage with an electrically operated roller door, a pitched roof, power, 30A socket for electric vehicle charging, light and UPVC double glazed sliding doors onto the rear garden.

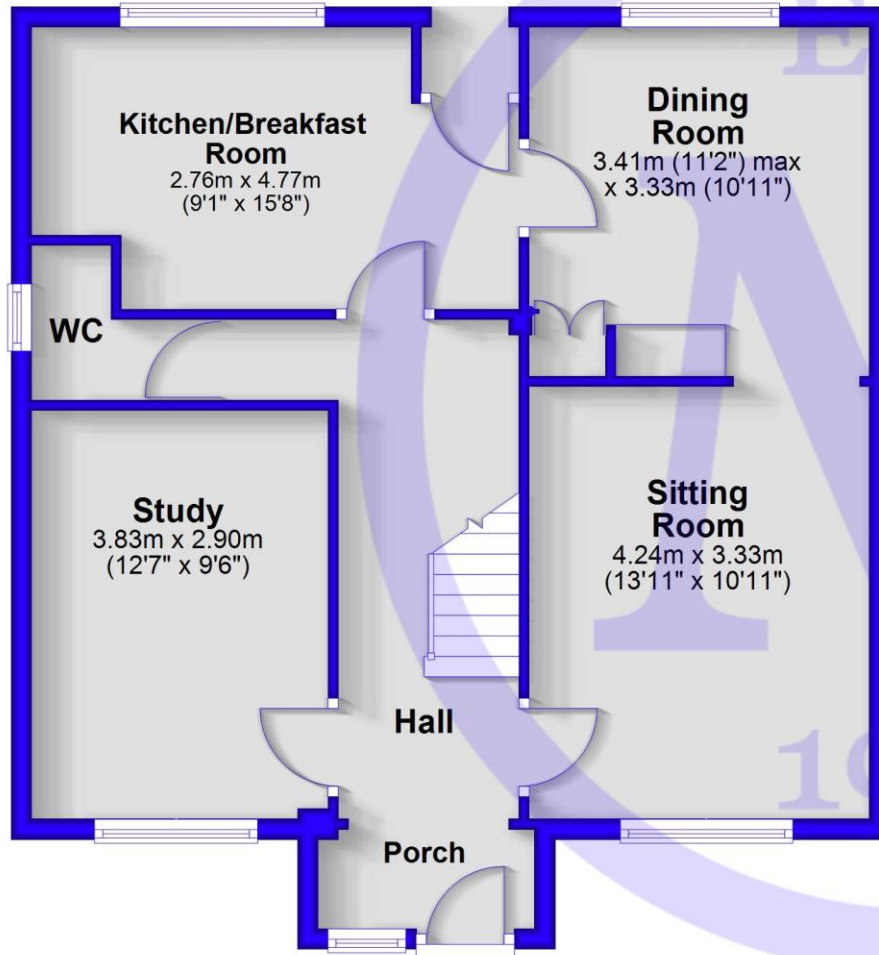
Adjoining the rear of the property is an area of textured paved patio with the remainder laid mainly to well-kept lawn with colourful flower and shrub borders, raised vegetable beds and a mature tree.

Services

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

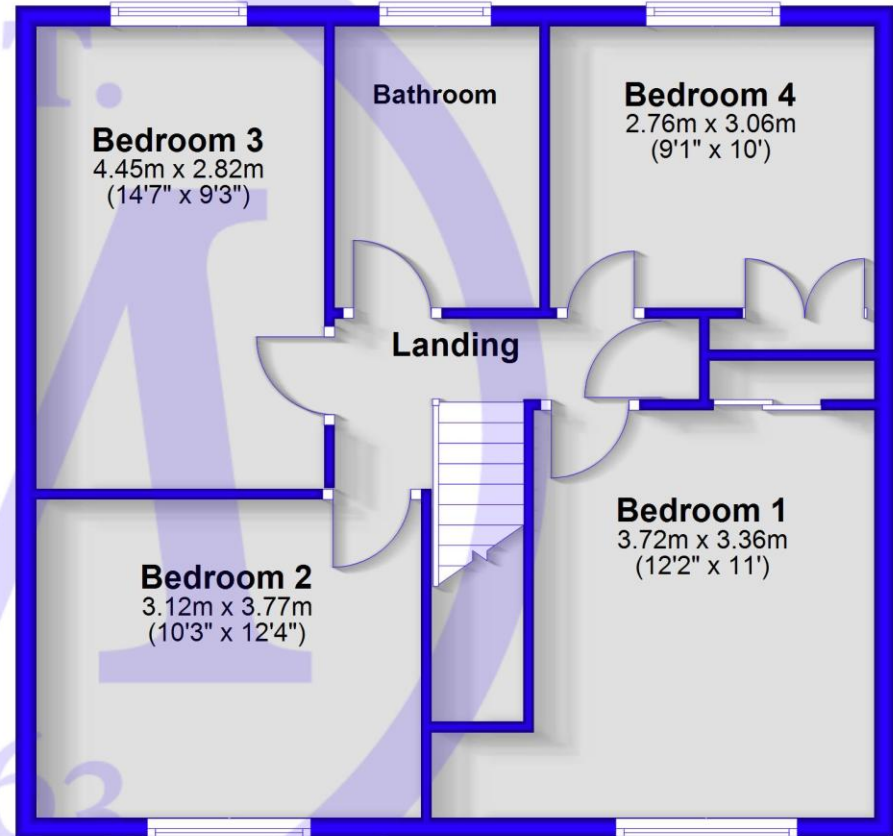
Ground Floor

Approx. 65.3 sq. metres (702.7 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



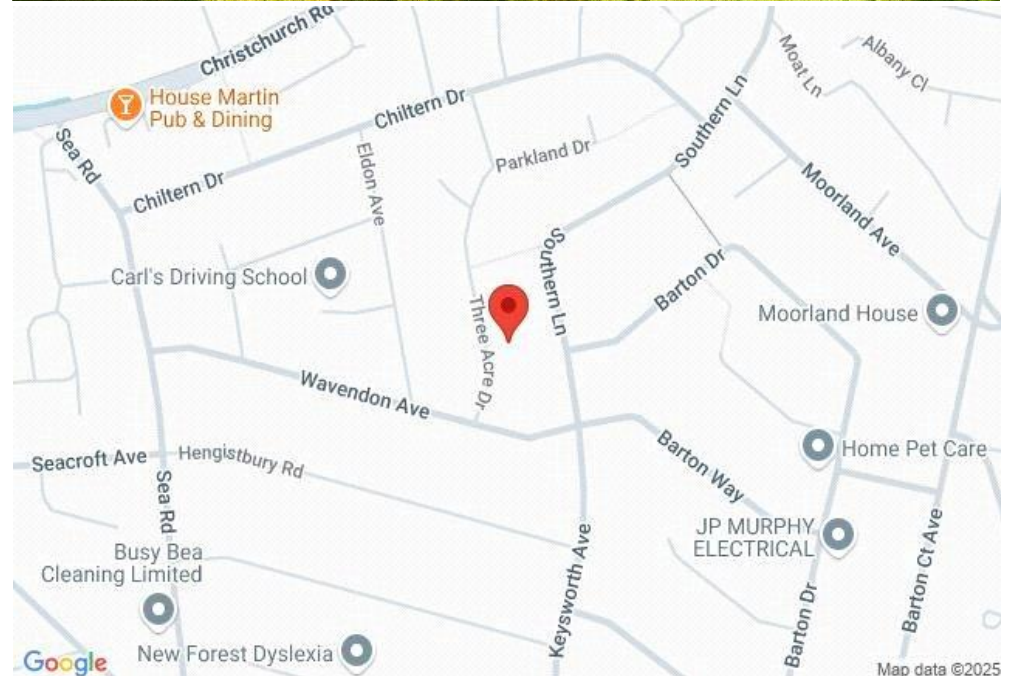
Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

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. Take the first turning left into Southern Lane. Bear left into Keyworth Avenue. Take the first right into Wavendon Avenue and right again into Three Acre Drive where the property will be found on the right hand side.





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