



67 Barton Court Avenue, Barton on Sea, BH25 7ET

£850,000

Mitchells
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*67 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7ET*

A beautifully presented, characterful four bedroom detached house, situated in a quiet tucked away position off Barton Court Avenue within walking distance of Barton on Sea clifftop and beach. The property has been well cared for and modernised by the current owners. Features include a kitchen/breakfast room, a spacious sitting/dining room with doors onto the private garden, additional snug, a ground floor WC, four bedrooms with bedroom one benefiting from an en-suite shower room, a family bathroom, private gardens, off road parking and a detached garage.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Snug
- Ground Floor WC
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Private Gardens
- Offered Parking
- Detached Garage



The Property

Entrance hall with Woodpecker Herringbone flooring, a useful under stairs cupboard, stairs to first floor and a feature stained glass window.

Kitchen/breakfast room with a continuation of the Woodpecker Herringbone flooring, double casement doors onto the private garden, a breakfast bar, shaker style wall and base units with a contrasting marble effect worktop, Bosch induction hob, integrated appliances including a full-sized dishwasher, tall stand-up fridge/freezer, eyelevel Bosch double ovens and an inset one and a half bowl sink unit with mixer tap over and drainer.

Spacious sitting/dining room with a pleasant triple aspect, a feature fireplace and double casement doors on the rear garden.

Snug with a future fireplace with a tiled surround, a feature bay window and a pleasant elevated outlook to the front.

First floor landing with trap to roof space and airing cupboard.

Bedroom one with a pleasant bay window enjoying an elevated view over Barton with glimpses of the Isle of Wight, a large amount of built-in wardrobes and a door leading through to the en-suite shower room with timber effect flooring, an extractor fan and a modern suite comprising a walk-in shower cubicle with a glass sliding door, a thermostatically controlled waterfall shower and handheld shower attachment, a wash hand basin with a mixer tap over and storage beneath, a WC and a chrome ladder style towel rail.

Bedrooms two and three are large double bedrooms both enjoying a pleasant outlook over the rear garden and bedroom two benefits from a bay window.

Bedroom four is a large single bedroom with a cupboard over the stairs, a pleasant elevated view over the front and would also make a brilliant home office.

Family bathroom with fully tiled walls and flooring, a UVPC double glazed window and a modern suite comprising a panel bath with a mixer tap over, a glass shower screen and a thermostatic controlled shower, a wash hand basin with mixer tap over and storage beneath, a WC with hidden system and a chrome ladder style heater towel rail.





Gardens & Grounds

The property is situated at the end of a quiet road off of Barton Court Avenue and to the front of the property there is ample offered parking, an area of lawn with mature and colourful shrubs and a tarmac driveway leading to the detached garage with a pitched proof.

The garden is a particular feature of the property enjoying the sun all day with three areas of Porcelain paved patio, all enjoying a good degree of privacy, a large area of lawn with mature shrub borders and a timber gate leading to the front.

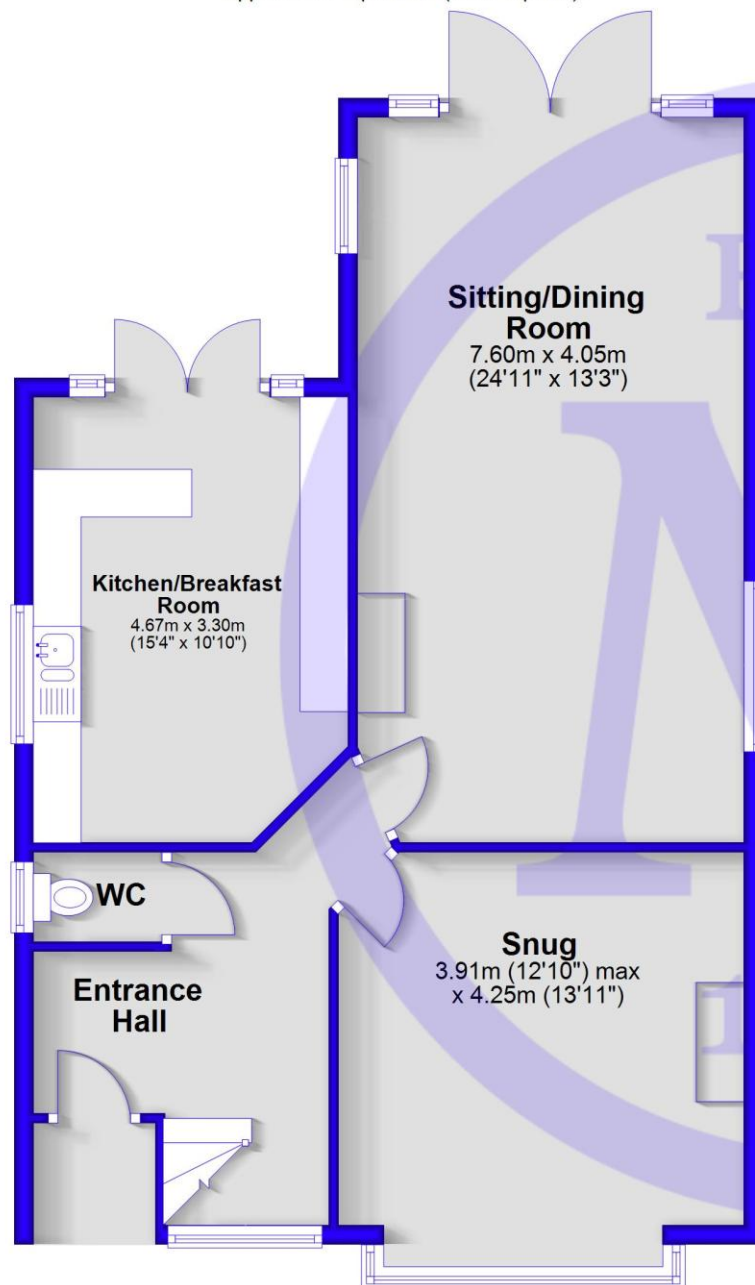


Services

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

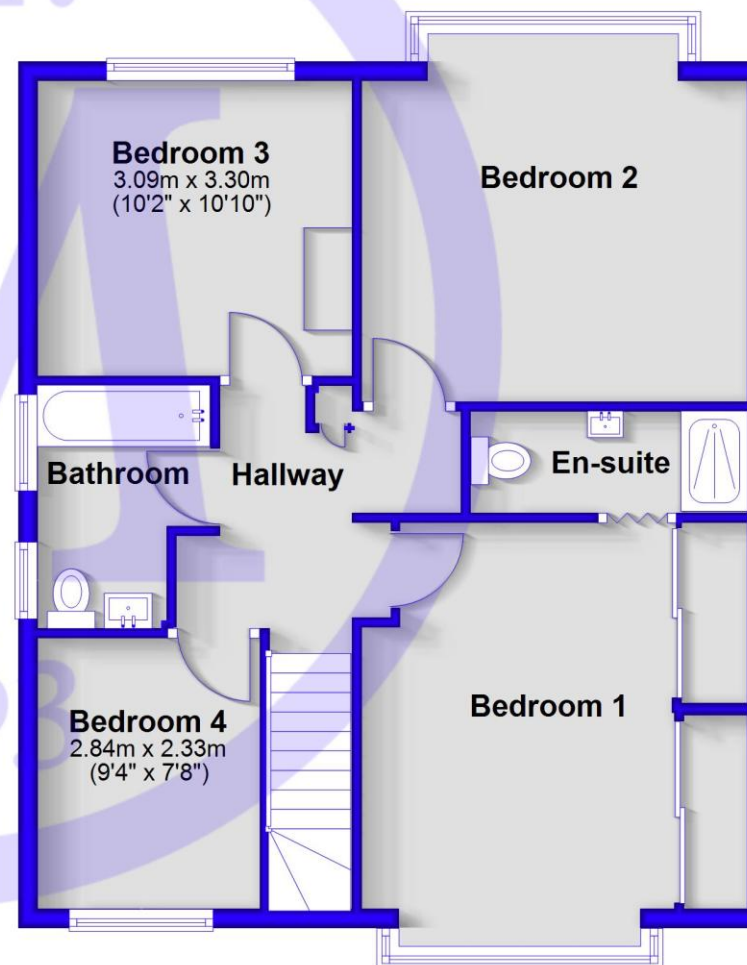
Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



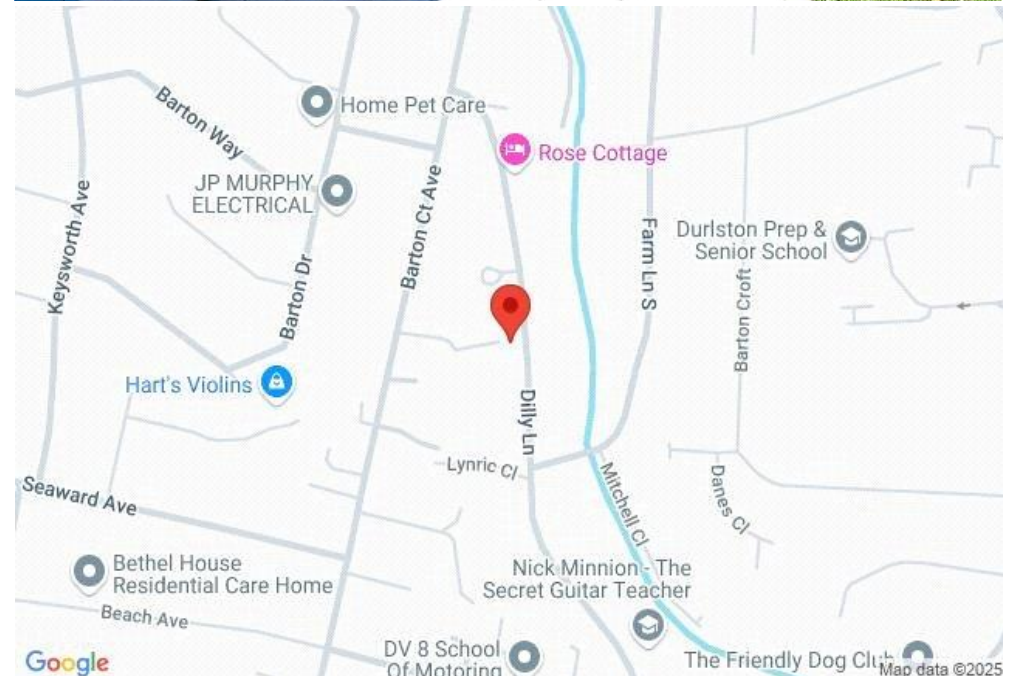
Total area: approx. 142.3 sq. metres (1531.8 sq. feet)

Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road and at the crossroads continue across into Barton Court Avenue where the property will be found on the left hand side.





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