



Barnes House, 16 Barton Court Road, New Milton, BH25 6NP

£649,950

Mitchells
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Barnes House
16 Barton Court Road
New Milton
Hampshire
BH25 6NP

A handsome four bedroom, three reception room detached family house, situated in a convenient location within easy reach of New Milton town centre, the mainline railway station, and local schools. The property is presented in excellent order throughout, and features include spacious room sizes, a bathroom, a separate shower room, a modern kitchen/breakfast room, a garden room with a pleasant outlook over the rear garden, a tandem garage, and excellent off-road parking.

- Porch
- Reception Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Bathroom
- Landing
- Four Bedrooms
- Shower Room
- Cloakroom
- Tandem Garage
- Off-Road Parking
- Private Gardens
- Solar Panels



The Property

Entrance porch with twin UPVC double glazed front doors.

An impressive reception hall with attractive herringbone flooring, a timber staircase to the first floor, an understairs storage cupboard, and a double cloaks cupboard.

An impressive double aspect sitting room with attractive parquet flooring, a UPVC double glazed window overlooking the front garden, and a brick fireplace with a timber mantel, tiled hearth, and recessed Clearview woodburning stove.

A separate dining room with a window seat set into a UPVC double glazed bay window.

A garden room with recessed ceiling spotlights, a casement door to the outside, and a lovely private outlook over the rear garden.

A kitchen/breakfast room fitted with a range of modern grey wall and base units with soft closing drawers and doors, attractive marble effect worktops, and an inset one and a half bowl sink unit with a mixer tap over. Integrated appliances include twin Zanussi electric ovens, a gas hob, extractor, and dishwasher. There is space for a tall fridge/freezer, along with a large larder cupboard, ample room for a kitchen table, and a pleasant double aspect.

A bathroom fitted with a modern white suite comprising a panelled bath with mixer tap and shower attachment over, a wash basin with storage beneath, a WC, a separate shower cubicle, an extractor fan, and attractive wall and floor tiling, together with a double aspect.

First floor landing with trap to the roof space.

Four good sized first floor bedrooms.

A shower room fitted with a modern white suite comprising a corner shower cubicle with thermostatically controlled shower, a wash basin with storage beneath, fully tiled walls, timber effect flooring, and a boiler cupboard housing a modern wall mounted Worcester gas fired boiler.

A separate WC with a recently installed unit incorporating an integral hand basin.





Gardens & Grounds

The property sits on a good sized, mature plot, with the front garden laid mainly to lawn and well stocked flower and shrub borders.

A block paviour driveway extends across the front of the property and along the side, providing good off-road parking and leading to the detached tandem garage, with a pitched roof, an up and over door, power, and light.

The rear garden includes well-kept areas of lawn, raised beds, and a textured paved patio area, and enjoys a good degree of privacy and seclusion.

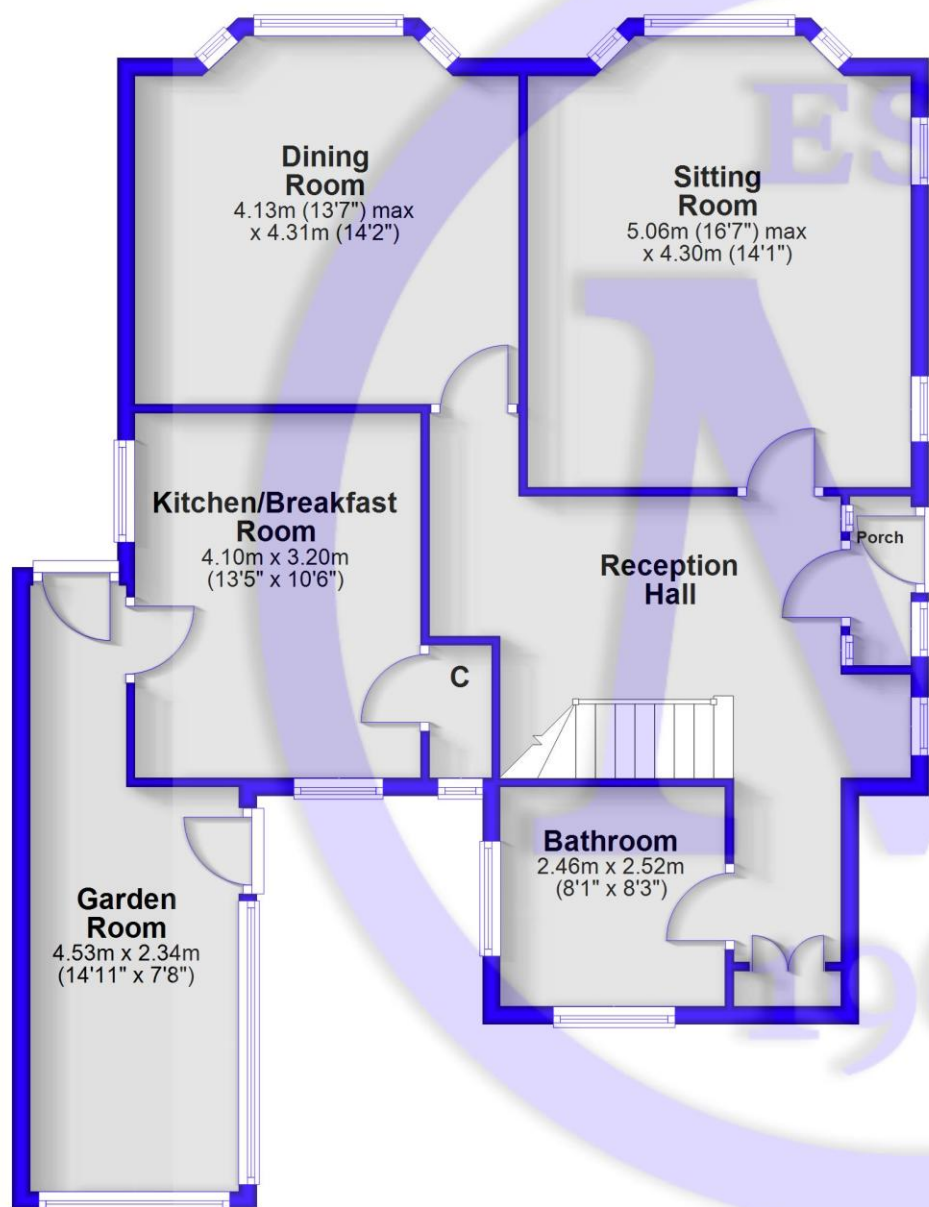


Services

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

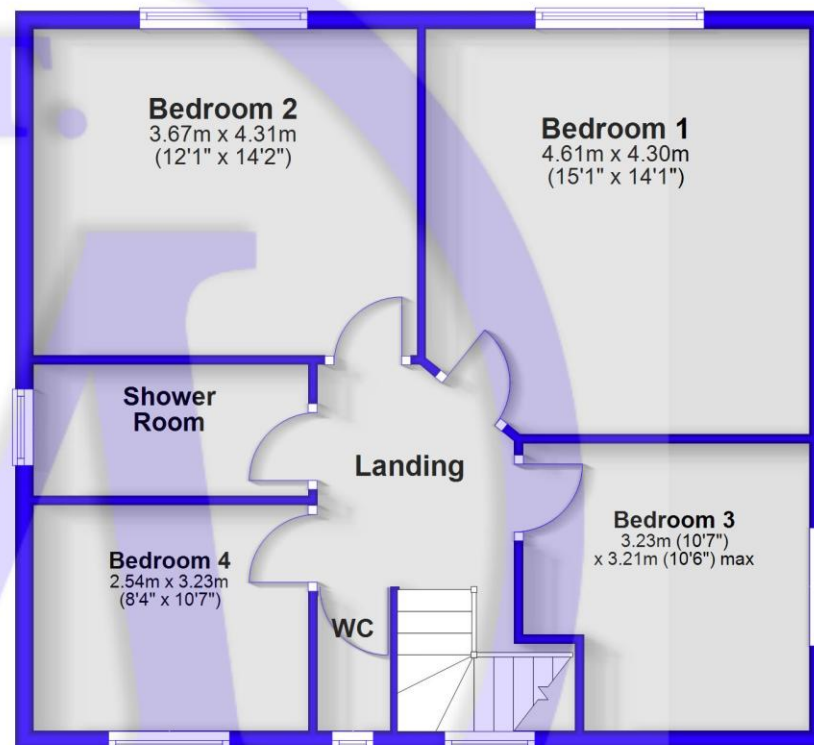
Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



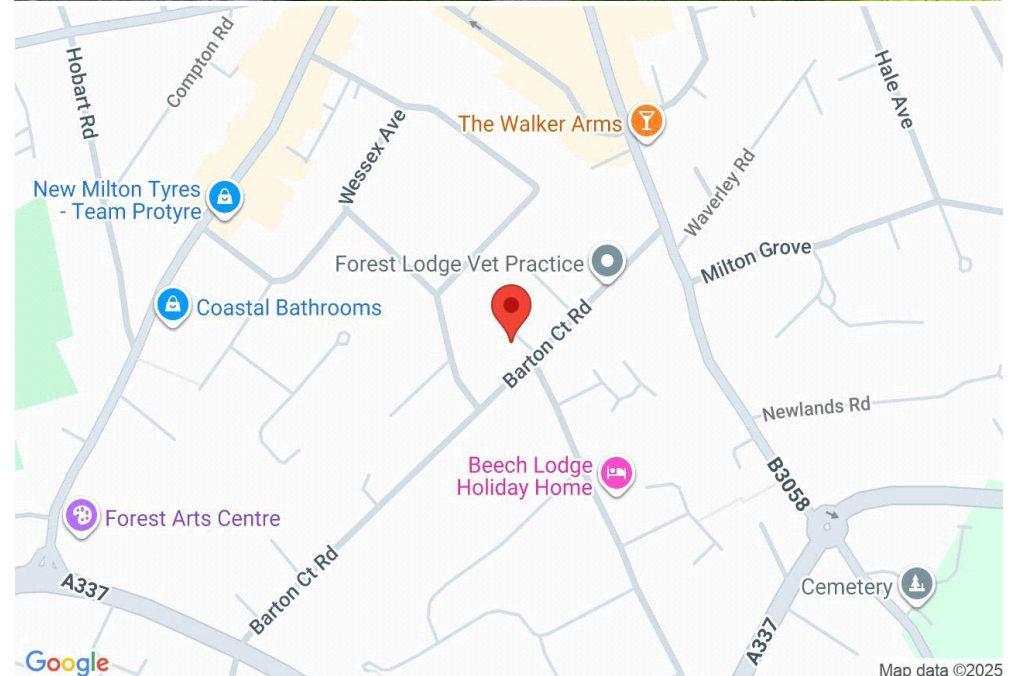
Total area: approx. 162.9 sq. metres (1753.5 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, turn right at the traffic lights and continue along Station Road. Take the second turning on the right into Barton Court Road, where the property will be found a short distance along on the right hand side.





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