



Brook Lodge, 19 Barton Wood Road, Barton on Sea, BH25 7NN

£595,000

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*Brook Lodge
19 Barton Wood Road
Barton on Sea
New Milton
Hampshire
BH25 7NN*

A modern, individual detached bungalow, recently reconfigured and extended to create spacious accommodation, including three double bedrooms, a superb kitchen/dining room, and a lovely sitting room with bi-fold doors opening onto the south-facing garden. The property is situated in a small, select development just one road back from Barton on Sea's clifftop and beach, and only a few steps from the village store. Other features include an en-suite shower room to the master bedroom, a recently refitted kitchen, immaculate decorative order throughout, and private gardens. An internal viewing is strongly recommended to fully appreciate both the size and quality of the bungalow.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Allocated Parking
- Private Gardens
- Service Charge: Approximately £800 PA



The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with attractive timber effect flooring, an oversized trap door to the large half boarded loft space with a pull down ladder, a boiler cupboard housing a modern Worcester gas fired boiler, and a cloaks cupboard.

Stunning triple aspect sitting room with a high level Velux window, a sunny south-facing aspect, attractive floor tiling, recessed ceiling spotlights, and bi-fold doors opening onto the south-facing decking and rear garden.

The impressive large kitchen/dining room has been recently refitted with an extensive range of high quality units, including soft closing drawers and doors, quartz worktops and upstands, an undermounted sink unit with a mixer tap, and a kick plate heater. Integrated appliances include a Neff electric oven, a touch control induction hob, an extractor, a pull out larder cupboard, a fridge, a separate freezer, a washing machine, and a slimline dishwasher. The room also benefits from timber effect flooring, a rooflight, recessed ceiling spotlights, and ample space for a dining table.

Three double bedrooms, one with a double aspect and two with high quality built-in bedroom furniture. The master bedroom benefits from a luxurious, fully tiled en-suite shower room fitted with a modern white suite comprising a shower cubicle with a Grohe thermostatically controlled shower, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, timber effect flooring, recessed ceiling spotlights, and an extractor fan.

Fully tiled bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and shower attachment, a wash basin with storage beneath, a WC, timber effect flooring, recessed ceiling spotlights, an extractor fan, and a chrome ladder style heated towel rail.

The property benefits from window shutters throughout.





Gardens & Grounds

The property sits on an easily maintained plot, with a small front garden mainly laid to shrubs and a paved pathway leading to the front door.

A timber gate provides side access, with two storage sheds, one with power and lighting.

To the rear of the property is an area of raised decking, with the remainder of the garden mainly laid to artificial lawn, flower and shrub borders, and a sunny south-facing aspect.

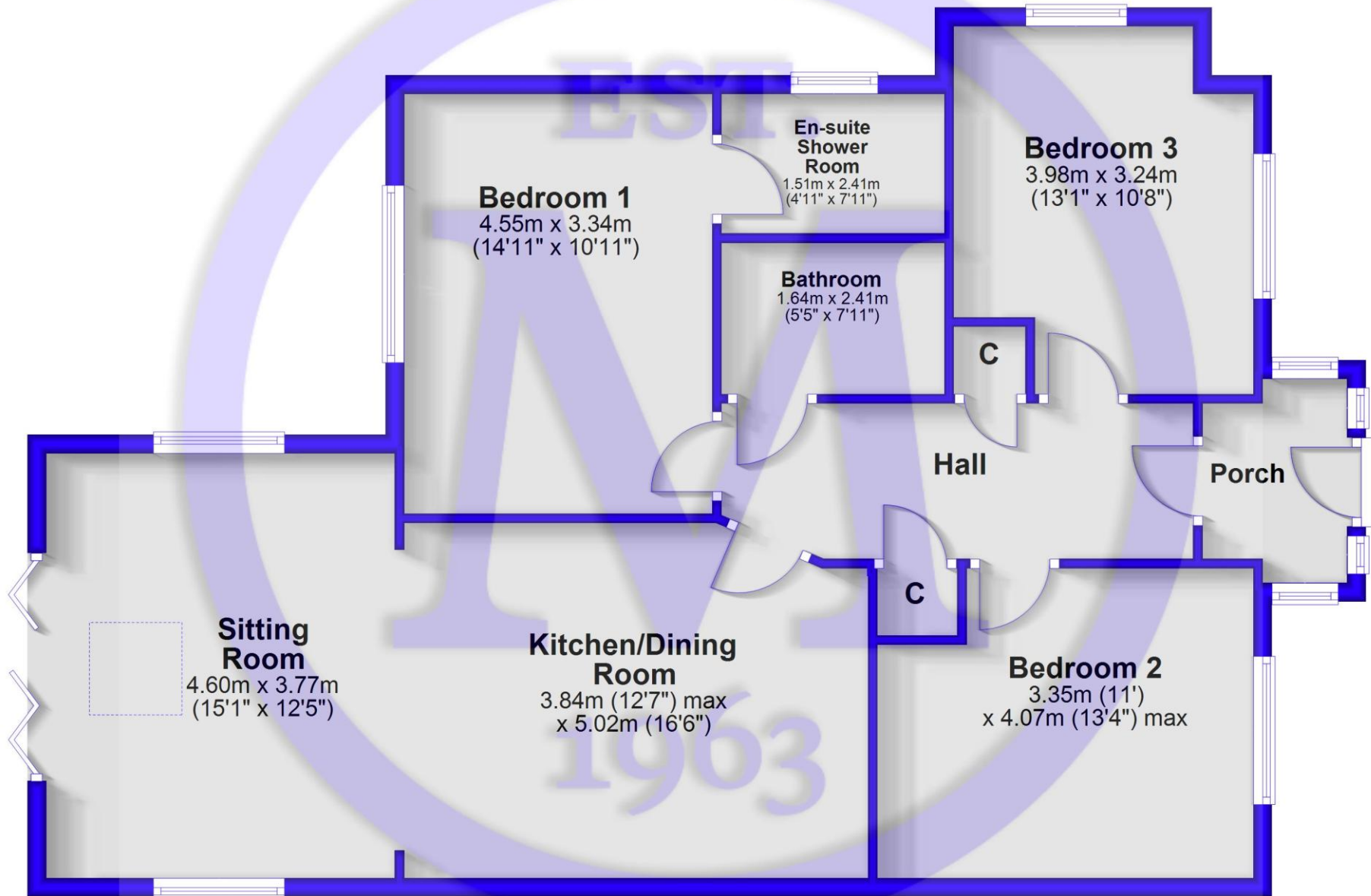
There is also a single garage with an electrically operated door, power, lighting, and a pitched roof.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: C

Floor Plan

Approx. 99.9 sq. metres (1075.7 sq. feet)

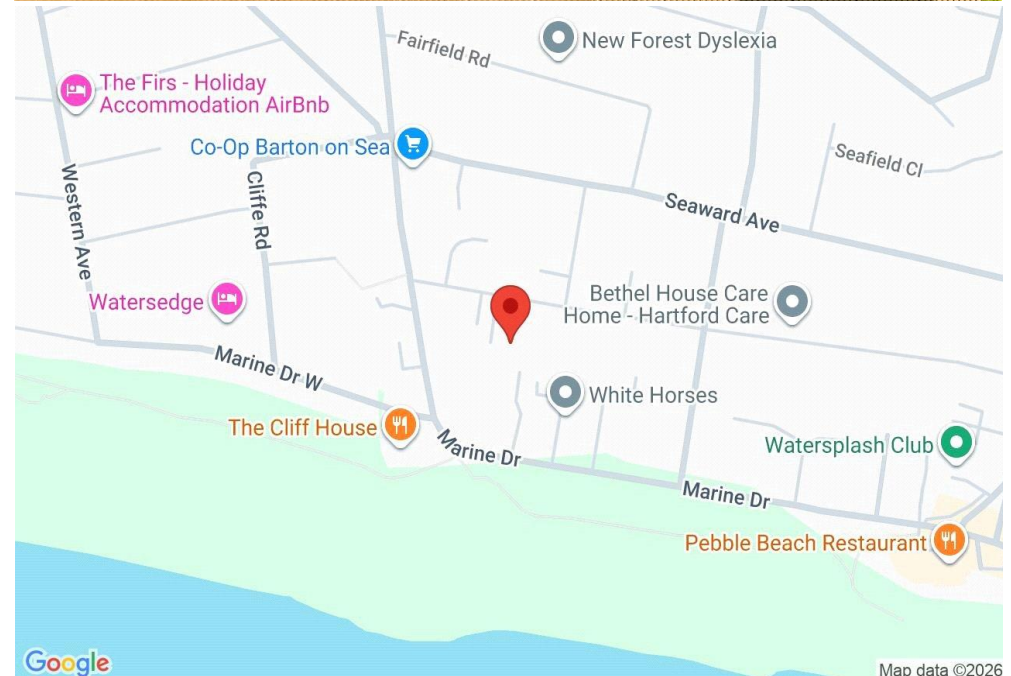


Total area: approx. 99.9 sq. metres (1075.7 sq. feet)



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.





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