



*10 Burley Close, Barton On Sea, BH25 7SX*

*£630,000*

**Mitchells**  
1963 — TODAY







*10 Burley Close  
Barton On Sea  
New Milton  
Hampshire  
BH25 7SX*

This lovely four bedroom family home is situated in a quiet residential area, just a short walk from Barton on Sea clifftop and beach. The property offers bright and spacious accommodation, with features including a modern kitchen, a utility room, a ground floor cloakroom, two reception rooms, a master bedroom with an en-suite, and a private garden.

- Entrance Hall
- Hallway
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Driveway
- Front & Back Garden



# The Property

Entrance hall with telephone point and radiator.

Main hallway with an understairs cupboard and stairs to the first floor landing.

The kitchen is fitted with a lovely range of light blue shaker style wall and base units, a contrasting marble effect worktop, a ceramic sink with mixer tap over and drainer, a breakfast bar, and integrated appliances including a dishwasher, eye level double oven, four burner induction hob with glass splashback and extractor fan over. There are part tiled walls and timber effect flooring.

Utility room with a stainless steel sink with mixer tap over and drainer, modern wall mounted Vaillant boiler, central heating controls, space and plumbing for a washing machine and American style fridge/freezer, a UPVC window, and a door leading out to the rear garden.

The sitting room is a particularly spacious room with a bright double aspect, TV aerial point, two double radiators, and sliding patio doors leading out to the rear garden.

Double casement doors lead through to the dining room, with ample space for a six seater table and chairs, and a UPVC window gives an outlook over the rear garden.

Ground floor cloakroom with a modern white suite comprising a wash hand basin with mixer tap over and storage beneath, tiled splashback, WC with hidden cistern, chrome heated towel rail, and a UPVC window.

First landing with a hatch to the loft space.

The master bedroom is a lovely sized double with a UPVC window giving an outlook to the front and its own en-suite bathroom, consisting of part tiled walls, timber effect flooring, and a suite comprising a panel bath with mixer tap over and handheld shower attachment, folding glass shower screen, WC with hidden cistern, wash hand basin with mixer tap over, UPVC window, and a radiator.

Bedrooms two and three are lovely double bedrooms with ample space for furniture. Bedroom four is situated at the front of the property, making an ideal single bedroom or office, with an airing cupboard.

Family bathroom with suite comprising a WC with hidden cistern, bidet, wash hand basin with mixer tap over and storage beneath, walk-in shower with sliding glass shower doors and thermostatic shower attachments, shaver point, chrome heated towel rail, and a UPVC window.







## Gardens & Grounds

To the front of the property is a tarmac driveway providing off road parking for three to four vehicles and giving access to the double garage with an up and over door, power, and lighting. The remainder of the front garden features colourful mature flower beds and a pathway leading to the entrance.

The rear garden is a generous size, with a large area of lawn, an ornamental fishpond, a patio area, a side gate for access, and a storage shed.

This property offers spacious accommodation, and viewing is highly recommended.

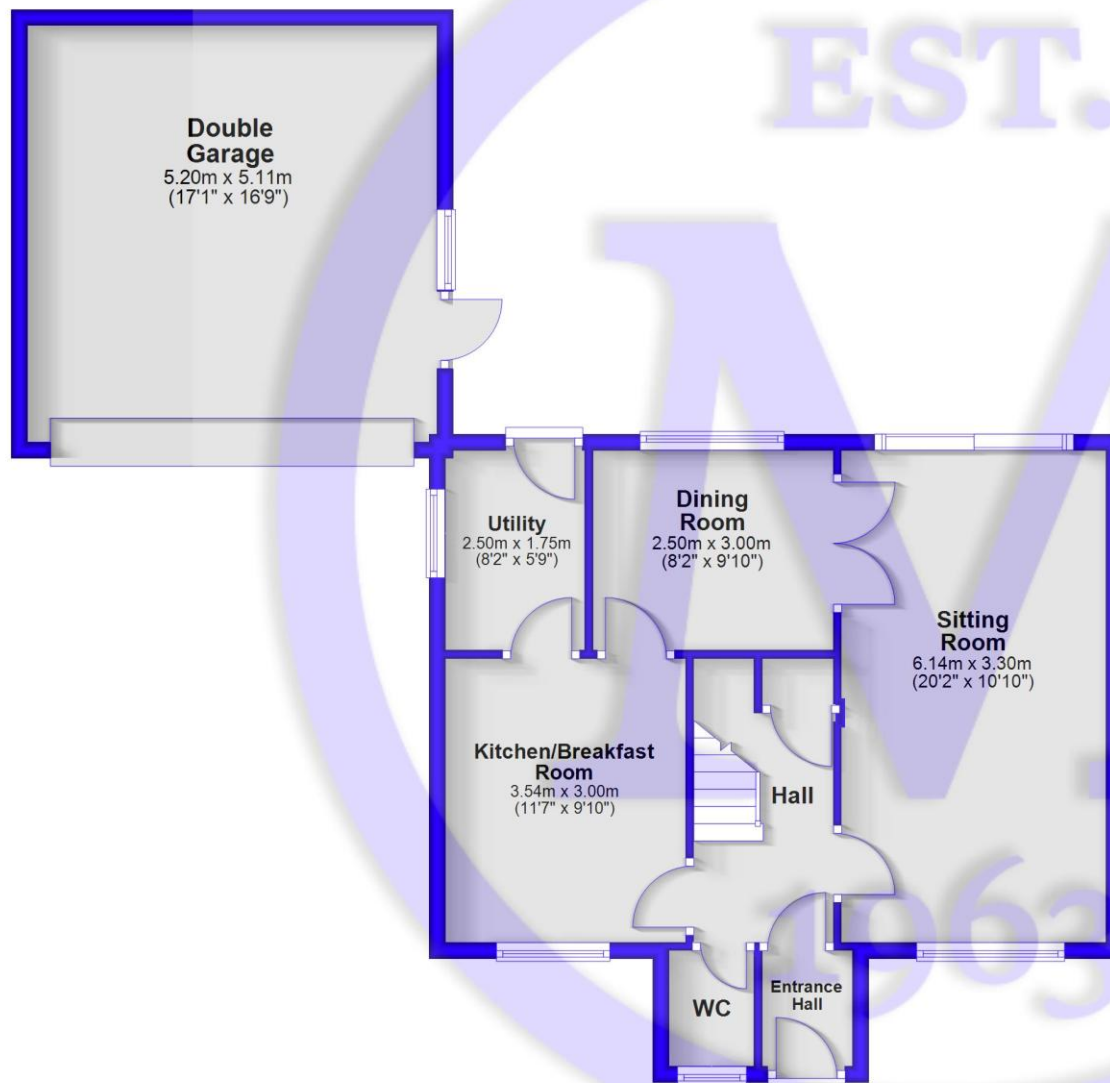


## Services

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

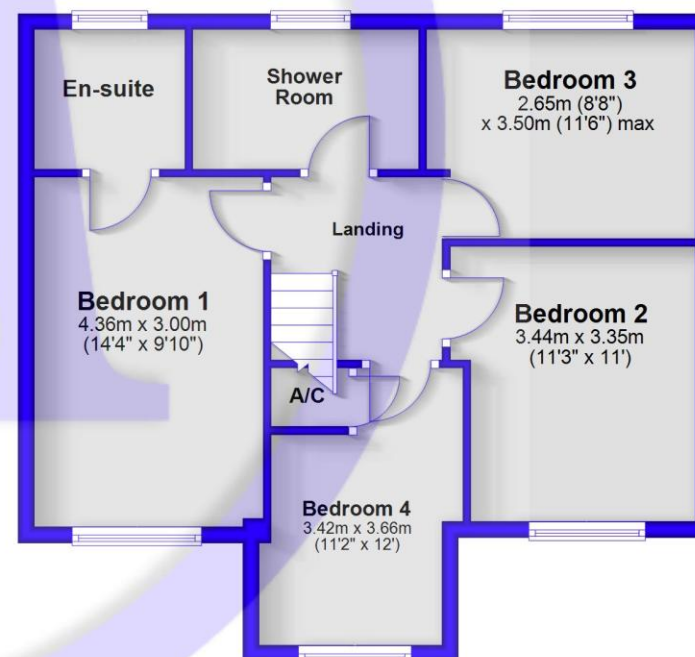
## Ground Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 136.8 sq. metres (1472.4 sq. feet)

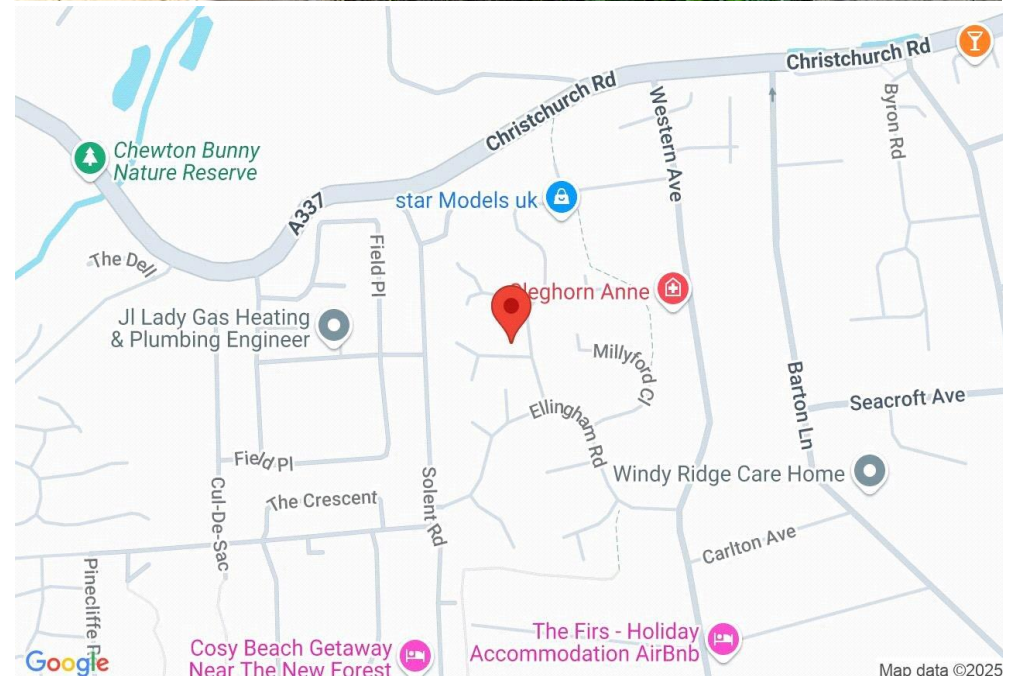


## Situation

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, proceed along Old Milton Road. At the roundabout, continue straight across, and upon reaching the T-junction, turn right onto Christchurch Road. After approximately half a mile, turn left into Western Avenue, take the second right into Ellingham Road, the second right into Bramshaw Way, and the first left into Burley Close, where the property will be found on the right hand side.







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