



27 Barton Court Road, New Milton, BH25 6NW

£750,000

Mitchells
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*27 Barton Court Road
New Milton
Hampshire
BH25 6NW*

An individual and characterful detached family home offering flexible accommodation, currently laid out as five bedrooms and three reception rooms, all set on a lovely mature plot. Other features of the property include a good sized kitchen, a large separate utility room, a ground floor shower room, an en-suite cloakroom, many original character features, and annexe potential.

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Utility Room
- Ground Floor Bedroom Five/Home Office
- Ground Floor Shower Room
- Landing
- Four First Floor Bedrooms
- Family Bathroom
- En-Suite Cloakroom
- Off Road Parking
- Private Gardens



The Property

Entrance porch with a hardwood front door and tiled flooring.

Entrance hall with an attractive timber staircase leading to the first floor, with an understairs storage cupboard.

Beautiful sitting room with a feature brick fireplace and timber mantle, exposed timber ceiling beams, a lovely bay window overlooking the rear garden, and stained glass to the side aspect.

Separate dining room with exposed timber flooring and a wide archway leading through to the good sized kitchen, which is fitted with a range of pine wall and base units, granite worktops, and an undermounted double sink unit with mixer tap. There is space for a range style cooker, an American style fridge/freezer, and a dishwasher. The kitchen also benefits from recessed ceiling spotlights and a double aspect.

Family room with exposed timber flooring, a double aspect, sliding doors onto the rear decking, and a lovely view over the rear garden.

Large utility room with additional wall and base units, contrasting dark worktops, a one and a half bowl sink unit with mixer tap, and space for a washing machine, tumble dryer, and tall stand up fridge/freezer. UPVC double casement doors open onto the rear patio.

Fully tiled ground floor shower room comprising a corner shower cubicle, wash basin with storage beneath, and a WC.

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

Four first floor bedrooms, two of which feature brick fireplaces. The master bedroom benefits from an excellent range of built-in furniture and an en-suite cloakroom fitted with a white suite.

Family bathroom fitted with a white suite, tiled flooring, and part tiled walls.





Gardens & Grounds

This property sits on a large, mature plot, with the front garden mainly laid to shingle, providing excellent off road parking. Mature hedging provides privacy from the road.

Adjoining the rear of the property is an area of timber decking, with an adjoining pergola featuring an active grapevine. The rear garden has areas of lawn, a second patio ideal for outside dining, vegetable beds, twin timber garden sheds, all enjoying a good degree of privacy and seclusion.

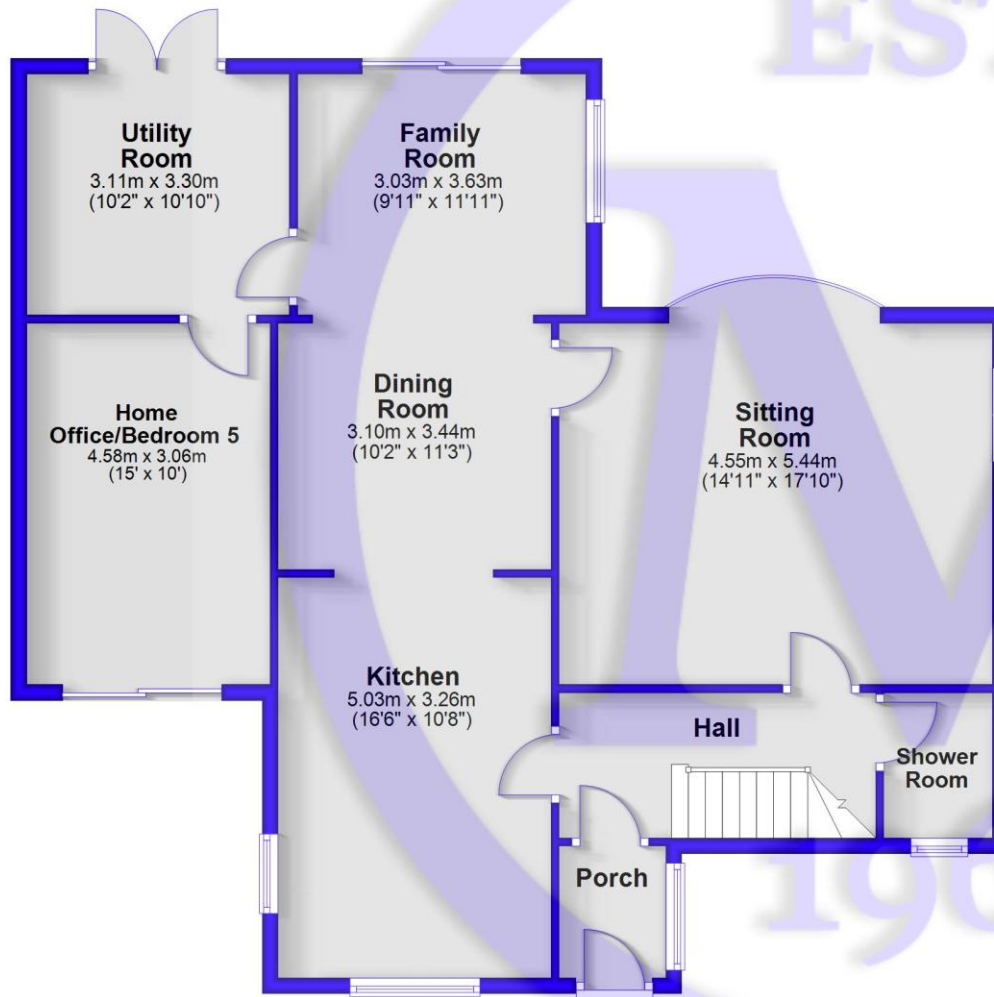


Services

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

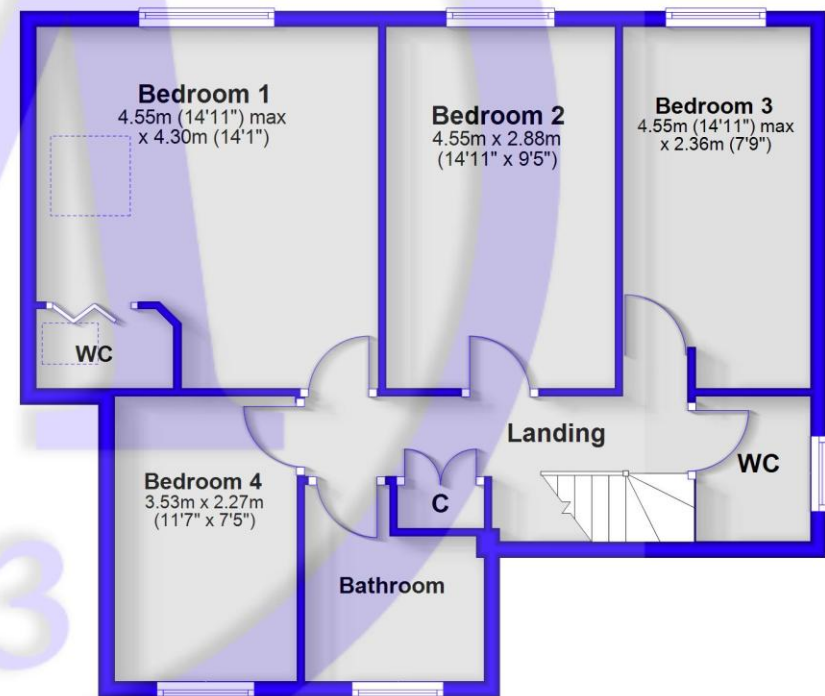
Ground Floor

Approx. 102.9 sq. metres (1107.5 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.9 sq. feet)



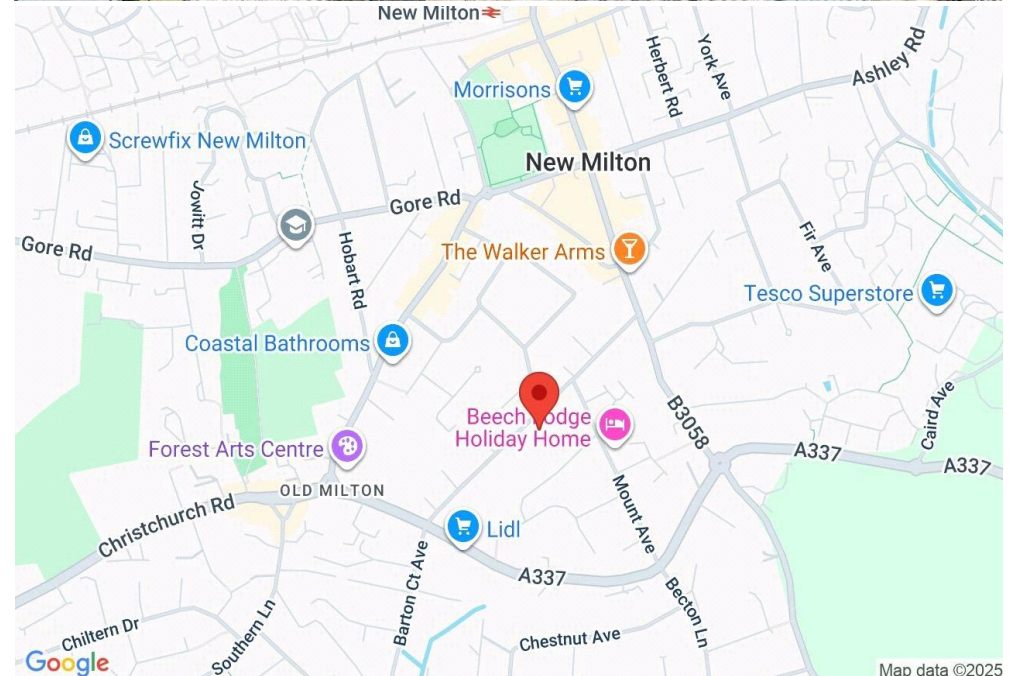
Total area: approx. 172.1 sq. metres (1852.4 sq. feet)

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 proceed along Station Road. Take the second right-hand turning onto Barton Court Road, where the property will be found on the left hand side.





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