



*43 Dilly Lane, Barton on Sea, BH25 7DQ*

*£850,000*

**Mitchells**  
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*43 Dilly Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7DQ*

This beautifully presented four bedroom chalet bungalow is situated in one of Barton on Sea's most sought after roads and is just a short walk from Long Meadow and Barton on Sea clifftop and beach. The property has been maintained to the highest standard, with features including an open plan kitchen/family room, a separate sitting room, two ground floor double bedrooms, two bathrooms, a beautifully landscaped garden, a garden room, and a garden chalet.

- Entrance Hall
- Sitting Room
- Kitchen/Family Room
- Ground Floor Shower Room
- Two Ground Floor Double Bedrooms
- First Floor Landing
- Two First Floor Bedrooms
- Bathroom
- Driveway
- Garage
- Garden Room
- Garden Chalet
- Landscaped Garden



# The Property

Entrance hall with stairs to the first floor landing, a storage cupboard, and a double radiator.

The kitchen has been beautifully fitted with a high quality range of shaker style wall and base units, with a contrasting quartz worktop, a stainless steel one and a half bowl sink with mixer tap and drainer, integrated appliances include a Neff dishwasher and under counter fridge, space for a range style cooker, recessed ceiling spotlights, a breakfast bar, and a tiled splashback.

This opens through to the family room, with ample space for dining and additional seating, a feature gas fire, a wall mounted TV point, and two sets of double casement doors leading out to the patio and rear garden.

The separate sitting room is situated at the front of the property, enjoying a bright westerly aspect, with an inset living flame gas fire with an oak mantle, a TV aerial point, and a large UPVC window.

The ground floor shower room has been recently refitted with a high quality suite comprising a panelled bath with handheld shower attachment and mixer tap, a separate corner shower cubicle with sliding glass doors and thermostatic shower, a wall hung wash hand basin with mixer tap and storage beneath, a WC, a heated towel rail, two UPVC windows with built-in shutters, fully tiled walls, and timber effect flooring.

On the ground floor are two spacious double bedrooms, with bedroom two enjoying an outlook to the front of the property.

The first floor landing benefits from two Velux windows, bringing in plenty of natural light.

The family bathroom features a modern suite comprising a WC with hidden cistern, a wash hand basin with mixer tap and storage beneath, a panelled bath with mixer tap and handheld shower attachment, and a heated towel rail.

The master bedroom is a particularly generous size, with a bright triple aspect, two Velux windows with built-in blinds, a UPVC window with plantation shutters, and built-in wardrobes.

Bedroom four is currently used as a walk-in wardrobe and benefits from a good range of built-in storage, two Velux windows, and an additional phone point.







## Gardens & Grounds

To the front of the property is a granite stone driveway and a hard landscaped garden, providing off road parking for five to six vehicles. This, in turn, gives access to the single garage, with a pitched tiled roof, up and over door, power, and lighting. The garage also has space for a free standing freezer and has plumbing for a washing machine.

To the rear of the garage is an independent garden room, fitted with UPVC double glazed windows and sliding patio doors on two aspects. It has a solid roof and enjoys a fantastic outlook over the beautifully landscaped garden.

At the rear of the garden is a large garden chalet, accessed via double casement doors, with power, lighting, a TV aerial point, and a pitched roof, making it an ideal space for outdoor entertaining.

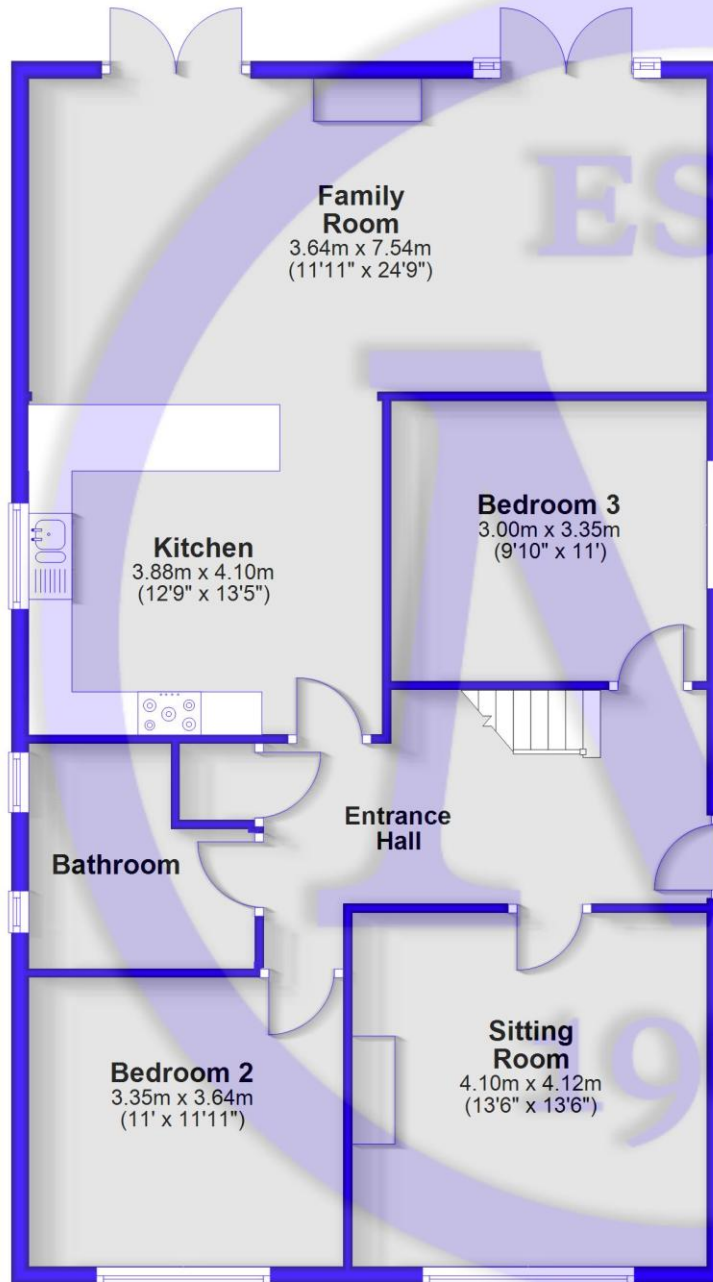
The rear garden is a particular feature of the property, offering a large stone patio area, mature and colourful borders, and a large area of composite decking. There is also an entertaining area with a patio and seating, leading to the rear of the garden with a storage shed. The rear garden is extremely secluded and must be viewed to be fully appreciated.

## Services

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

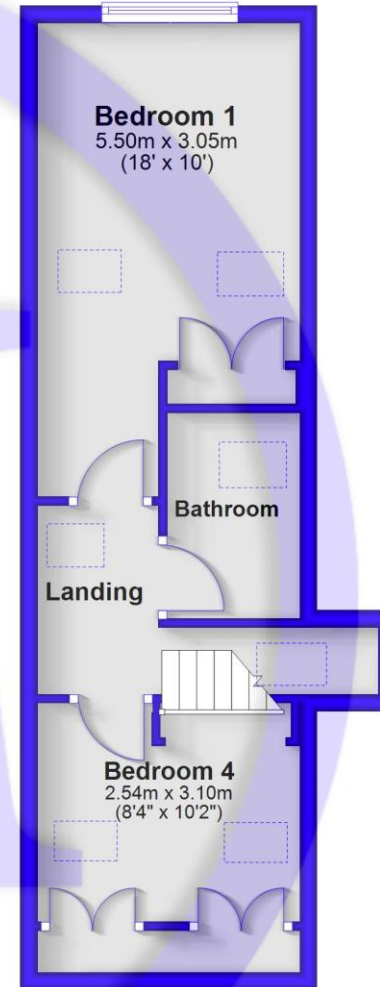
## Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)

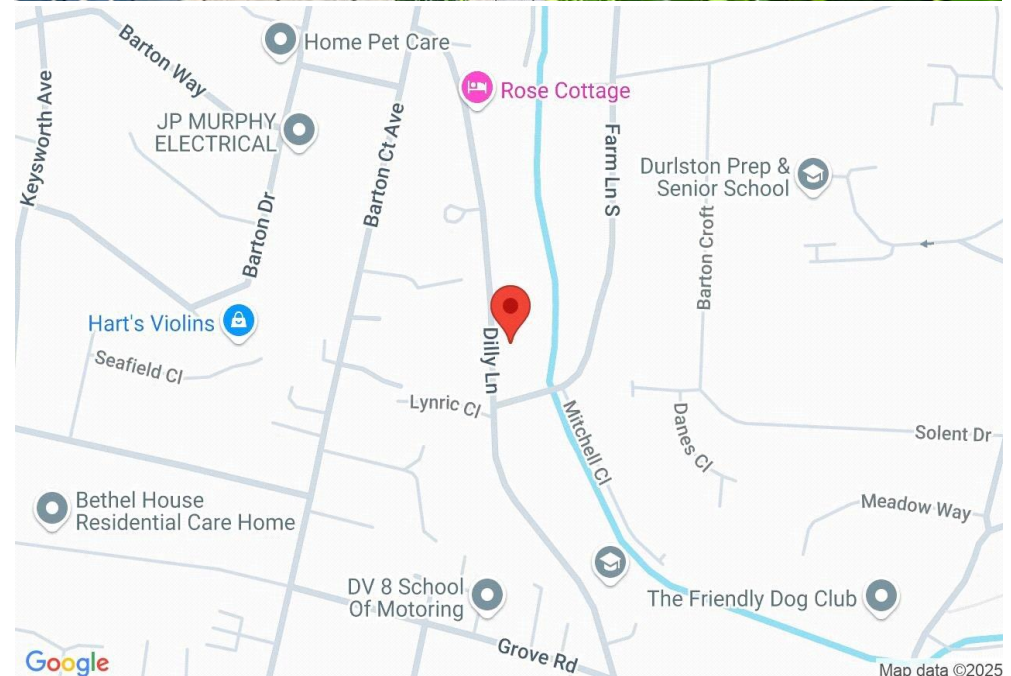


## Situation

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 turning on the right into Barton Court Road. At the crossroads, continue straight ahead into Barton Court Avenue. Take the third turning on the left into Dilly Lane, where the property will be found on the left hand side.







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