



42 Barton Court Avenue, Barton on Sea, BH25 7HG

£1,100,000

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*42 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7HG*

This highly impressive detached residence is situated just a short walk from Barton on Sea clifftop and beach. It offers spacious and versatile accommodation featuring many original elements, including fireplaces and picture rails. Other features of the property include three reception rooms, six bedrooms, and a self-contained annexe. A viewing is highly recommended to fully appreciate the accommodation on offer.

- Entrance Hall
- Sitting Room
- Living Room
- Study
- Kitchen/Dining Room
- Utility Room
- Ground Floor Shower Room
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Second Floor Landing
- Two Double Bedrooms
- Shower Room
- Separate Annexe
- Four Insulated Workshops/Storage Units
- Secluded Garden
- Spacious Driveway



The Property

Entrance hall with tiled flooring, useful coat hooks, and stairs to the first floor landing.

The kitchen/dining room is a particular feature of this property, with a fantastic range of shaker style wall and base units, a contrasting worktop, a Butler style sink with a mixer tap over and drainer, and integrated appliances including a dishwasher, a three quarter fridge, and a built-in freezer. There is space for a range style cooker with a glass splashback and extractor fan over, along with double casement doors leading out to the garden. This opens through to dining area, with a storage cupboard housing two Worcester boilers with programmers and electrical consumer units.

The utility room has shaker style wall and base units with a contrasting timber effect worktop, a stainless steel sink with a mixer tap over and drainer, a wooden window, and space and plumbing for a washing machine, tumble dryer, and a tall stand-up fridge/freezer.

The family room enjoys a bright double aspect with double casement doors leading out to the rear garden, a feature bay window, a working open fire, and a TV aerial point.

The sitting room is situated at the front of the property, with a feature bay window and a fireplace with a timber surround and tiled hearth.

The ground floor study/third reception room has an attractive bay window to the front, timber effect flooring, and a feature cast iron fireplace.

The ground floor shower room comprises a white suite with a WC, a wash hand basin with storage beneath, a walk-in double shower with thermostatic shower attachments, and a chrome heated towel rail.

The first floor landing has a central heating thermostat and a double radiator.

On the first floor are four spacious double bedrooms. Bedroom four enjoys a door leading to a private terrace with views over the rear garden. Bedrooms two and three feature stripped floorboards and cast iron fireplaces. The master bedroom benefits from its own en-suite, comprising a roll-top bath, a WC, a pedestal wash hand basin, a corner shower cubicle with glass doors and thermostatic shower attachments, tiled flooring, and fully tiled walls.

The family bathroom is a particularly spacious room with timber effect flooring and a suite comprising a roll-top bath with a mixer tap and hand held shower attachments, a WC, a wash hand basin with a mixer tap and storage beneath, a walk-in double shower with thermostatic shower attachments and sliding glass doors, a chrome heated towel rail, and an airing cupboard housing the pressurised hot water cylinder.

The second floor landing has a hatch to the loft, a large walk-in storage cupboard, and additional eaves storage.

There are two double bedrooms and a shower room comprising a chrome heated towel rail, a walk-in double shower with a glass screen and thermostatic attachments, a WC, and a wash hand basin with a mixer tap and storage beneath.





Gardens & Grounds

To the front of the property is a block paved driveway providing off-road parking for numerous vehicles, with ample space for a boat or caravan. The area is enclosed by dwarf brick walls, wrought iron railings, and wrought iron gates giving access.

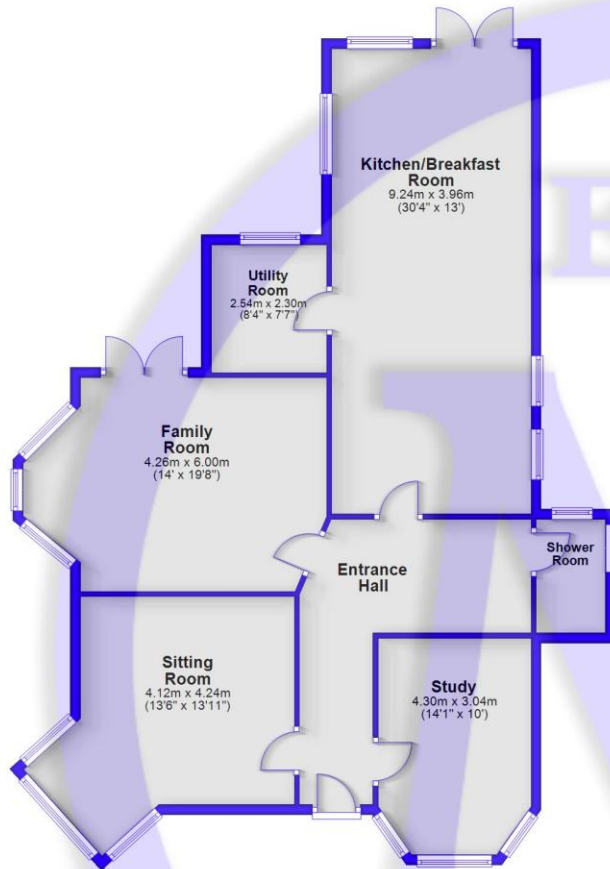
The rear garden is particularly generous, with a bright westerly aspect, a large lawn area, three patios, raised beds, and a pond. It is accessed via double gates and features a large undercover area for entertaining, which leads through to an additional garden adjoining the rear of the annexe. This area includes four insulated workshops with power and lighting, as well as further raised beds.

The separate annexe has a large open-plan living area with timber effect flooring, a hatch to the loft space, and a TV aerial point. The kitchen is fitted with a range of modern cream shaker style base units, a contrasting solid wood worktop, a Butler sink with a mixer tap over, and integrated appliances including a two burner induction hob, a dishwasher, and a wine cooler. There is a cupboard housing the modern combination boiler, and double casement doors lead out to the patio and rear garden. This opens through to the bedroom, which has a recessed ceiling spotlight, a UPVC window, and access to the luxury shower room comprising a WC, a wall-hung wash hand basin with a mixer tap and tiled splashback, a walk-in double shower with thermostatic shower attachments, and an extractor fan.

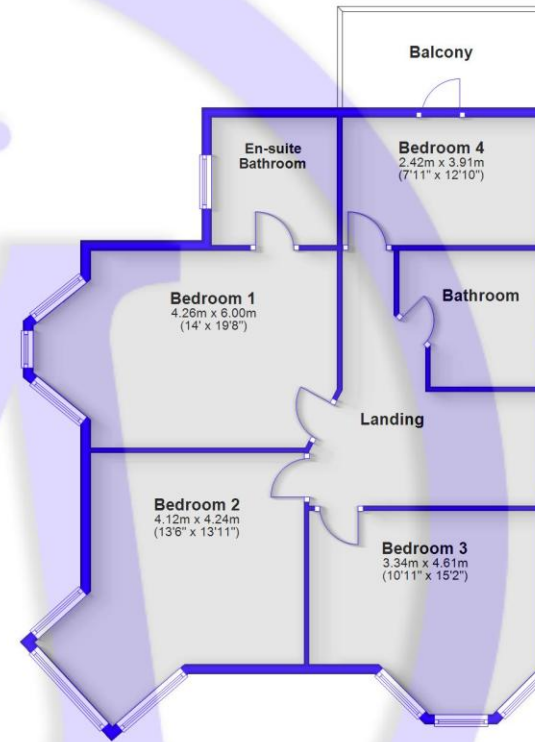
Services

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

Ground Floor
Approx. 118.4 sq. metres (1274.1 sq. feet)



First Floor
Approx. 97.3 sq. metres (1047.4 sq. feet)



Second Floor
Approx. 39.6 sq. metres (425.8 sq. feet)



Annexe
Approx. 38.6 sq. metres (416.0 sq. feet)



Outbuildings
Approx. 47.2 sq. metres (507.6 sq. feet)



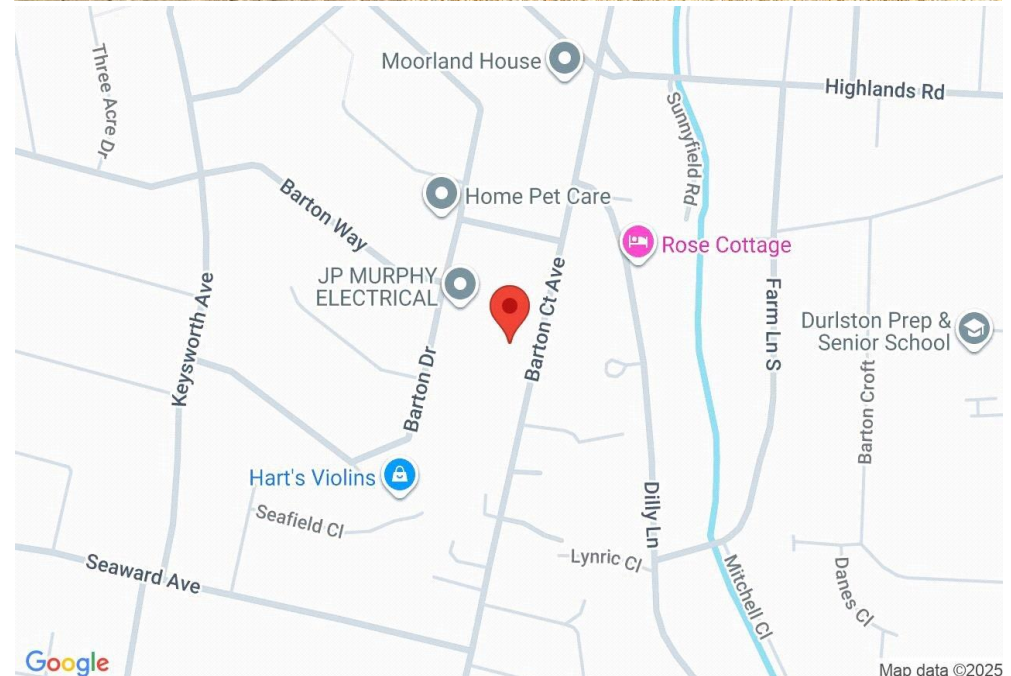
Total area: approx. 341.0 sq. metres (3670.9 sq. feet)

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 right into Barton Court Road, and at the crossroads, continue straight across into Barton Court Avenue. The property will be found on the right hand side.





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