



81 Barton Drive, Barton on Sea, BH25 7JH

£525,000

Mitchells
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*81 Barton Drive
Barton on Sea
New Milton
Hampshire
BH25 7JH*

An extended and well positioned two bedroom, two reception-room detached bungalow, set in a lovely mature plot with a private, south-facing aspect to the rear. Other features include a large kitchen, a single garage, excellent scope for further extension, and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a UPVC double glazed front door, trap to the roof space, and one single and one double storage cupboard.

Sitting room with a feature recessed fireplace, and a wide arch leading through to the impressive triple aspect dining room, with twin UPVC double glazed doors opening onto the patio and a lovely private outlook over the south-facing garden.

Kitchen/breakfast room fitted with a range of timber effect wall and base units, a timber effect worktop, and an inset one and a half bowl sink unit with a mixer tap over. There is space for a cooker, tall fridge/freezer, washing machine, dishwasher, and a kitchen table, along with a corner airing cupboard, a wall mounted Ideal gas fired boiler and a double aspect.

Two double bedrooms.

Wet room fitted with a white suite comprising a level access shower area with a thermostatically controlled shower, wash basin, and WC.





Gardens & Grounds

The property sits on a good sized and mature plot with the front garden laid mainly to lawn with mature hedging providing privacy from the road. A tarmac provides off road parking for three vehicles and timber gates provide side access through to the detached single garage.

Adjoining the rear of the property is an area of paved patio with the remainder laid mainly to lawn with well stocked flower and shrub borders, a greenhouse, a sunny south facing aspect and a high degree of privacy and seclusion.

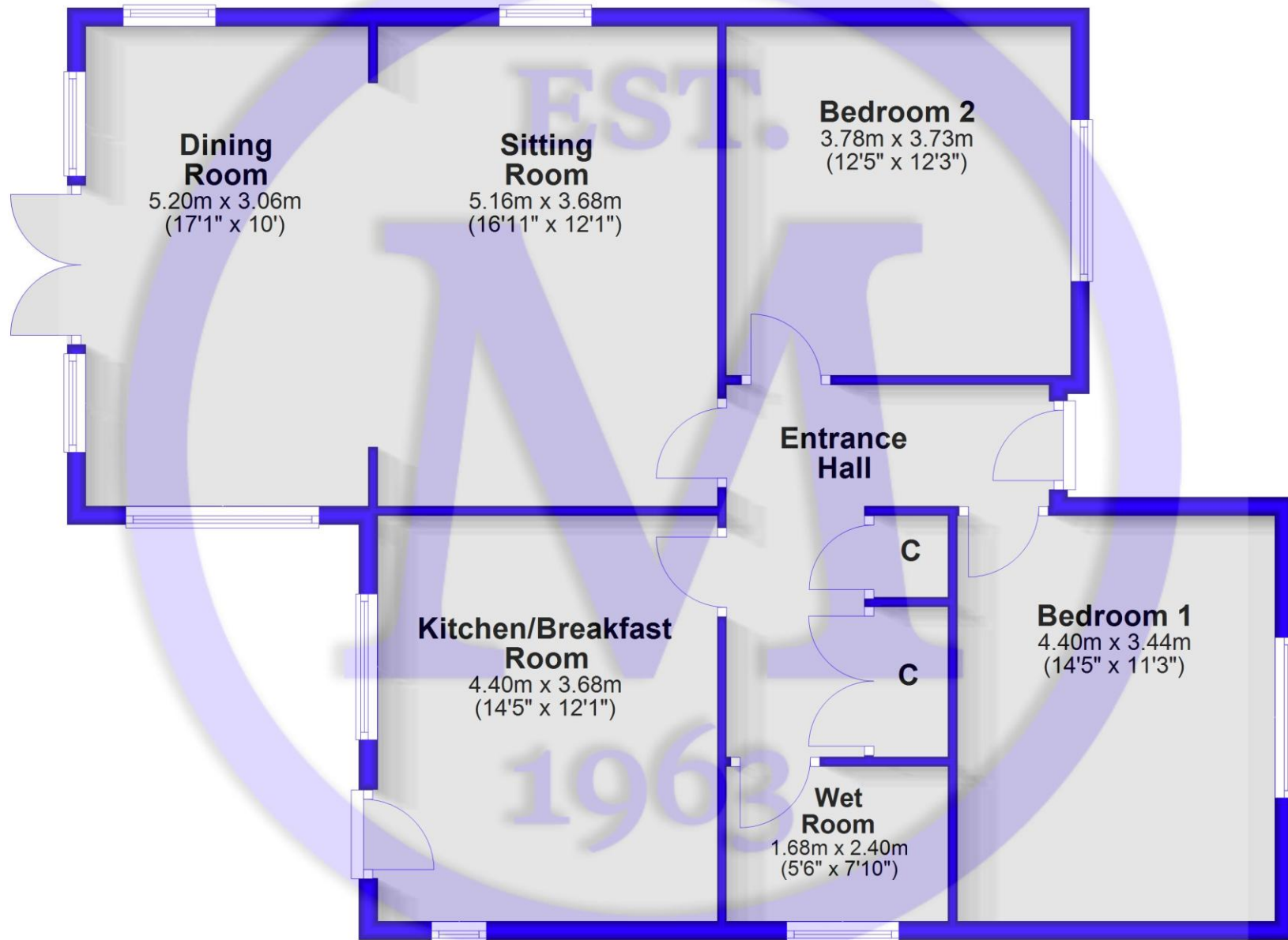


Services

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

Floor Plan

Approx. 98.5 sq. metres (1060.5 sq. feet)



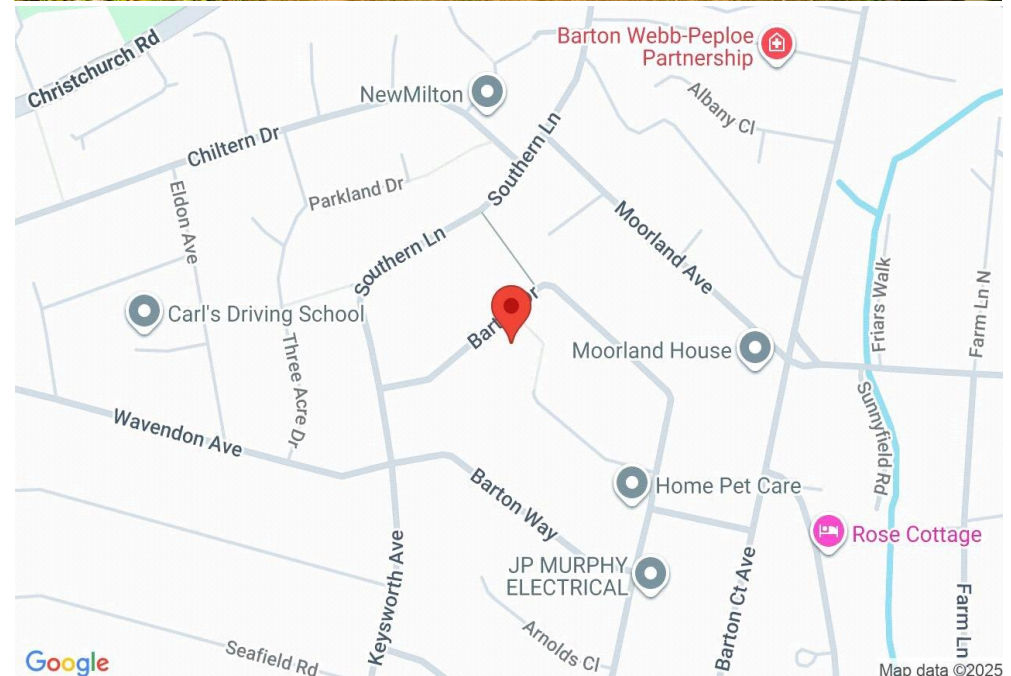
Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

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 right into Barton Court Road. At the crossroads continue straight across and take the fifth turning right into Barton Drive. At the T-junction bear right where the property will be found on the left hand side.





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