



46 Barton Common Lane, Barton On Sea, BH25 5PS

£1,295,000

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*46 Barton Common Lane
Barton On Sea
New Milton
Hampshire
BH25 5PS*

An impressive single storey residence set within beautiful grounds measuring approximately 0.5 acres. The property has been tastefully refurbished by the current owners and features a large sitting/dining room, a modern kitchen with utility area, four double bedrooms with bedroom one benefiting from an en-suite, a contemporary family shower room, a separate garden room, a one bedroom annexe, a swimming pool, and a double garage.

- High Specification Single Storey Residence
- Beautiful Modern Kitchen
- Spacious Living/Dining Room
- Separate Garden Room
- Three Double Bedrooms
- Bedroom Four/Home Office
- Family Shower Room & En-Suite Bathroom
- Approximately 0.5 Acre Plot
- Double Garage & Driveway
- Swimming Pool & Annexe



The Property

Entrance hall with timber flooring, a useful storage cupboard, a cloakroom, and an airing cupboard.

Modern kitchen with tiled flooring and a pleasant double aspect. It features an excellent range of shaker style wall and base units with a quartz worktop, an island with breakfast bar, a one and a half bowl sink unit with mixer tap and drainer, and integrated appliances including a dishwasher and washing machine. There is a four burner gas hob with extractor fan above and space for an American style fridge/freezer.

The kitchen leads through to the utility area, which continues the tiled flooring, has a stable door onto the rear garden, a door to the double garage, and another sink.

The spacious sitting/dining room is a particular feature of the property, with double casement doors providing access from the hallway. Feature timber panelling, double casement doors, and bifold doors offer access to the rear garden, along with a feature fireplace.

The garden room, with timber effect flooring and a tall vertical window, provides access onto the rear garden and makes an excellent additional seating area.

Modern shower room with tiled flooring and fully tiled walls, UPVC double glazed window, and a suite comprising a large walk-in shower, a wall hung WC, a wash hand basin with mixer tap and storage beneath, and a ladder style heated towel rail.

Fully tiled separate WC with pedestal wash hand basin and UPVC double glazed window.

Four double bedrooms, with bedroom one being particularly large and featuring a door leading to the modern en-suite bathroom. All bedrooms benefit from built-in storage, and bedroom four is currently used as a home office.

The en-suite comprises a panel bath with mixer tap, a glass shower screen, a wash hand basin, a WC, and a ladder style heated towel rail.

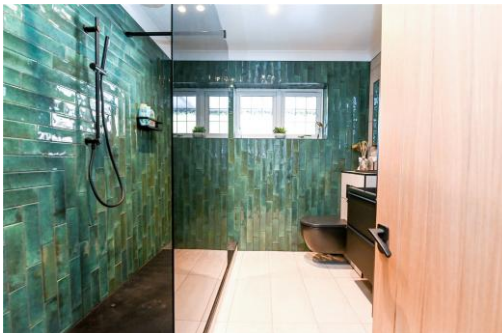




Gardens & Grounds

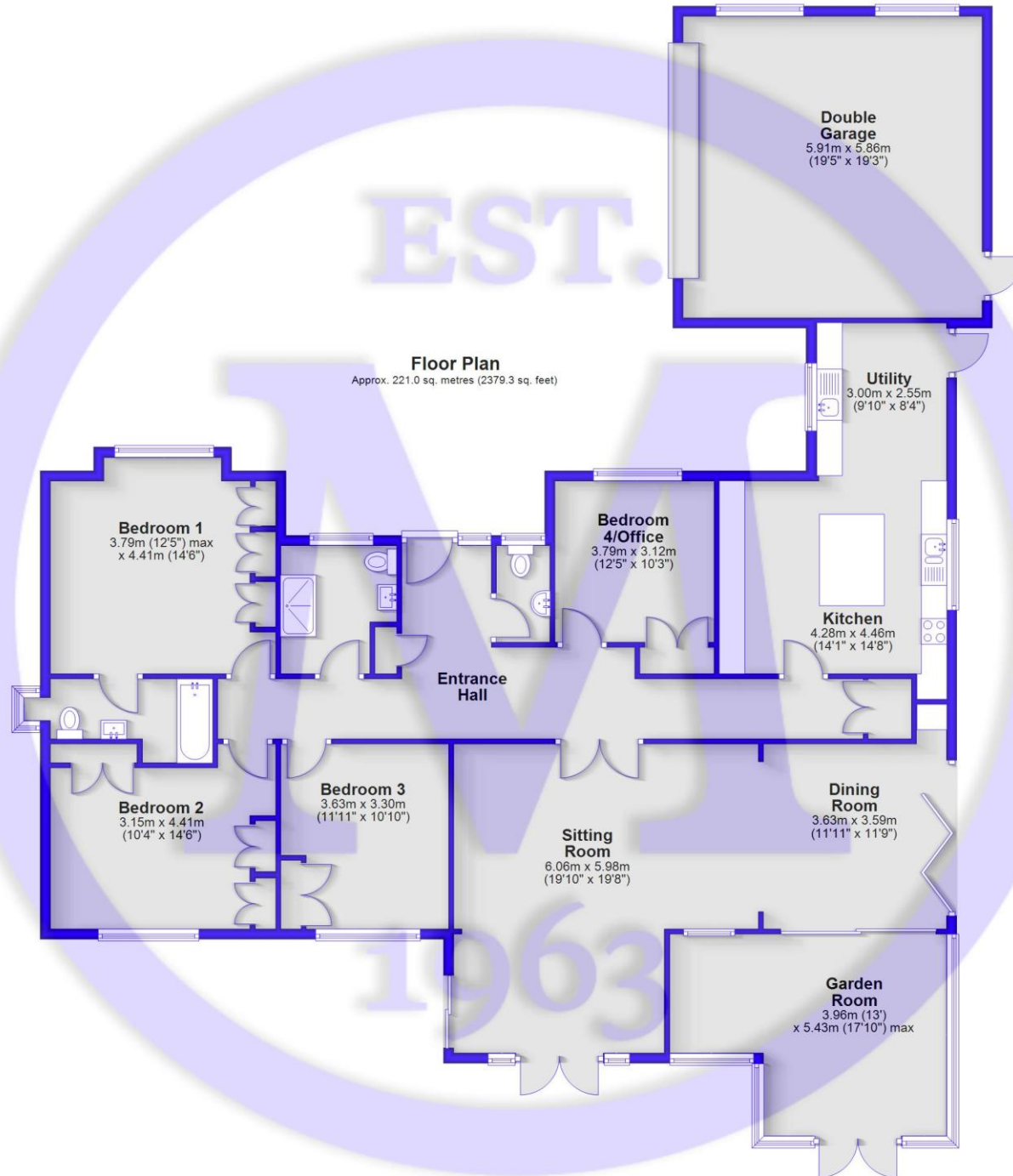
The property is located at the end of a quiet lane in Barton on Sea. The 0.5 acres of beautifully landscaped gardens lie behind electric gates, with a large shingle driveway leading to the front door and double garage. The grounds feature an excellent array of mature shrubs, a swimming pool with an adjoining outside seating area, a summerhouse, and an annexe.

The annexe includes a double bedroom and a shower room with a suite comprising a WC, corner shower cubicle, ladder-style heated towel rail, and wash hand basin. The sitting room is a good size, with a modern kitchenette and double casement doors opening onto the garden.



Services

- Mains gas, electricity, drainage and water
- Council Tax Band: TBC
- Energy Performance Rating: TBC



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Floor Plan
Approx. 221.0 sq. metres (2379.3 sq. feet)

Bedroom 1
3.79m (12'5") max
x 4.41m (14'6")

Bedroom 4/Office
3.79m x 3.12m
(12'5" x 10'3")

Utility
3.00m x 2.55m
(9'10" x 8'4")

Kitchen
4.28m x 4.46m
(14'1" x 14'8")

Entrance Hall

Bedroom 2
3.15m x 4.41m
(10'4" x 14'6")

Bedroom 3
3.63m x 3.30m
(11'11" x 10'10")

Dining Room
3.63m x 3.59m
(11'11" x 11'9")

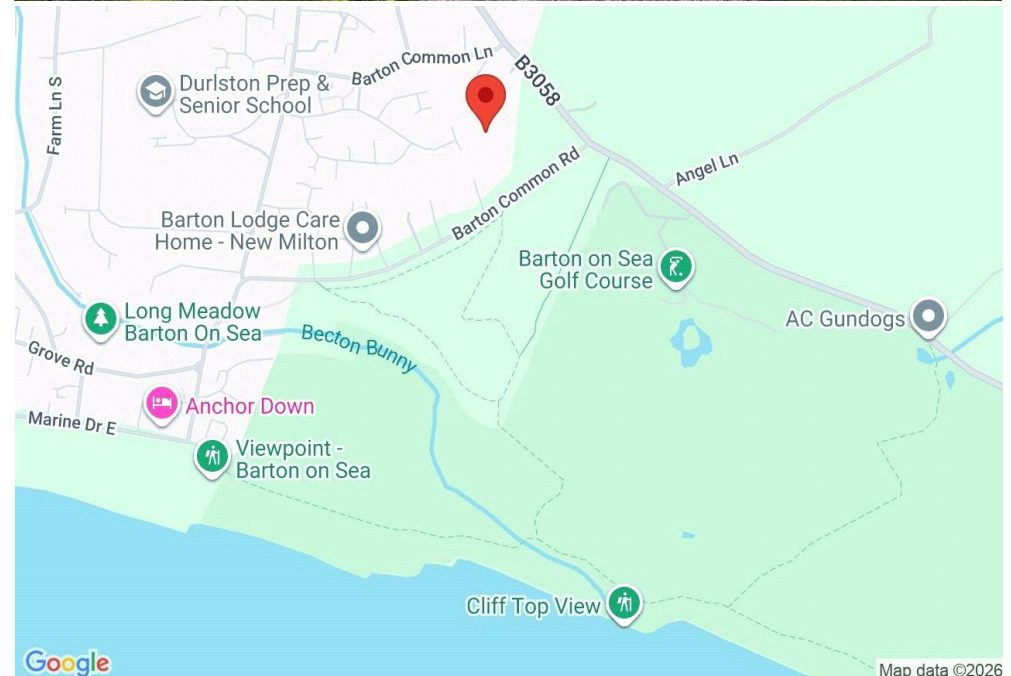
Sitting Room
6.06m x 5.98m
(19'10" x 19'8")

Garden Room
3.96m (13')
x 5.43m (17'10") max

Total area: approx. 221.0 sq. metres (2379.3 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.





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