



*16 Cliffe Road, Barton on Sea, BH25 7PB*

*£1,125,000*

**Mitchells**  
1963 — TODAY







*16 Cliffe Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PB*

An exceptional detached family house situated in a highly sought after location, just a few steps from the beautiful Barton on Sea clifftop and beach. The property has been comprehensively modernised and reconfigured in recent years to a high-end specification and sits on a lovely private plot with a sunny south-westerly facing rear aspect. Other features of this fine home include a stunning open plan kitchen/dining/living area with a separate utility room, a beautiful sitting room with a large bay window, a ground floor shower room, a lovely garden room, a ground floor study, three first floor double bedrooms, a fantastic loft room with natural light, a high quality garden building, and a double garage/carport.

- Porch
- Sitting Room
- Garden Room
- Study
- Kitchen/Dining/Family Room
- Utility Room
- Ground Floor Shower Room
- First Floor Landing
- Three First Floor Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Loft Room
- Double Garage/Carport
- Off-Road Parking
- Private Gardens
- Garden Studio



# The Property

Entrance porch with tiled flooring.

Entrance hall with a timber staircase to the first floor, a hardwood front door, recessed ceiling spotlights, and built-in understairs storage.

A beautiful sitting room with a feature walk-in south-facing bay window, panelled walls, built-in shelving, and double doors leading through to the garden room with attractive floor tiling, timber panelling, casement doors onto the decking, and a lovely private west-facing outlook over the rear garden.

Luxury kitchen fitted with an extensive range of handcrafted and painted kitchen units with oak worktops, a gas AGA, a Neff Slide & Hide single electric oven, a Neff integrated microwave and induction hob, a water softener, a Quooker hot, cold and boiling tap, a Fisher and Paykel fridge/freezer with an ice maker and filtered water, recessed ceiling spotlights, and an arch through to the L-shaped family/dining area with ample room for a large dining table, attractive wood panelled walls, energy efficient underfloor heating, twin casement doors onto the rear decking, exposed brickwork, a high level double glazed Velux window, a snug seating area, and an outlook over the rear garden.

Useful separate utility room with a further range of painted and handcrafted kitchen units with oak worktops, an undermounted Butler sink with mixer tap, a seven year old Vaillant gas fired boiler concealed in a cupboard, and an integrated dishwasher.

Home office with built-in storage, and a casement door onto the rear garden.

Modern ground floor shower room comprising a corner shower cubicle, a wash basin with storage beneath, a WC with storage above, and attractive wall tiling.

First floor landing with a double glazed Velux window, built-in storage, and a trap with a fold down wooden ladder to a superb loft room with Velux windows providing natural light, attractive exposed brickwork, and ideal for a variety of purposes.

Three double bedrooms, two with bespoke built-in wardrobes, with the master bedroom benefitting from a luxury en-suite wet room with a large level access shower area, a wash basin with mixer tap, a WC with storage above, and fully tiled walls and floor.

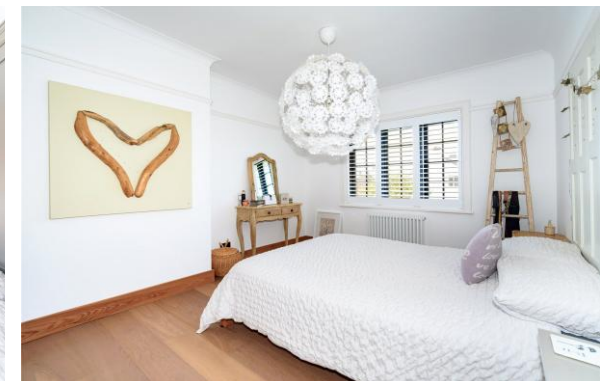
Family bathroom fitted with a high quality suite comprising a freestanding bath with mixer tap and shower attachment over, twin stone hand basins with storage beneath, a WC with storage above, and a contemporary towel rail.

Kahrs Oak Berlin premium grade oak flooring throughout.

Shutters to all windows.

Hardwood timber windows.

Water softener.







## *Gardens & Grounds*

The property sits on a good sized and private mature plot, well screened from the road by established hedging. The front garden is laid mainly to shingle, providing excellent off-road parking and a detached double garage/carport with twin garage doors, an attractive tiled roof, oak pillars, and a brick base.

A five-bar gate provides side access.

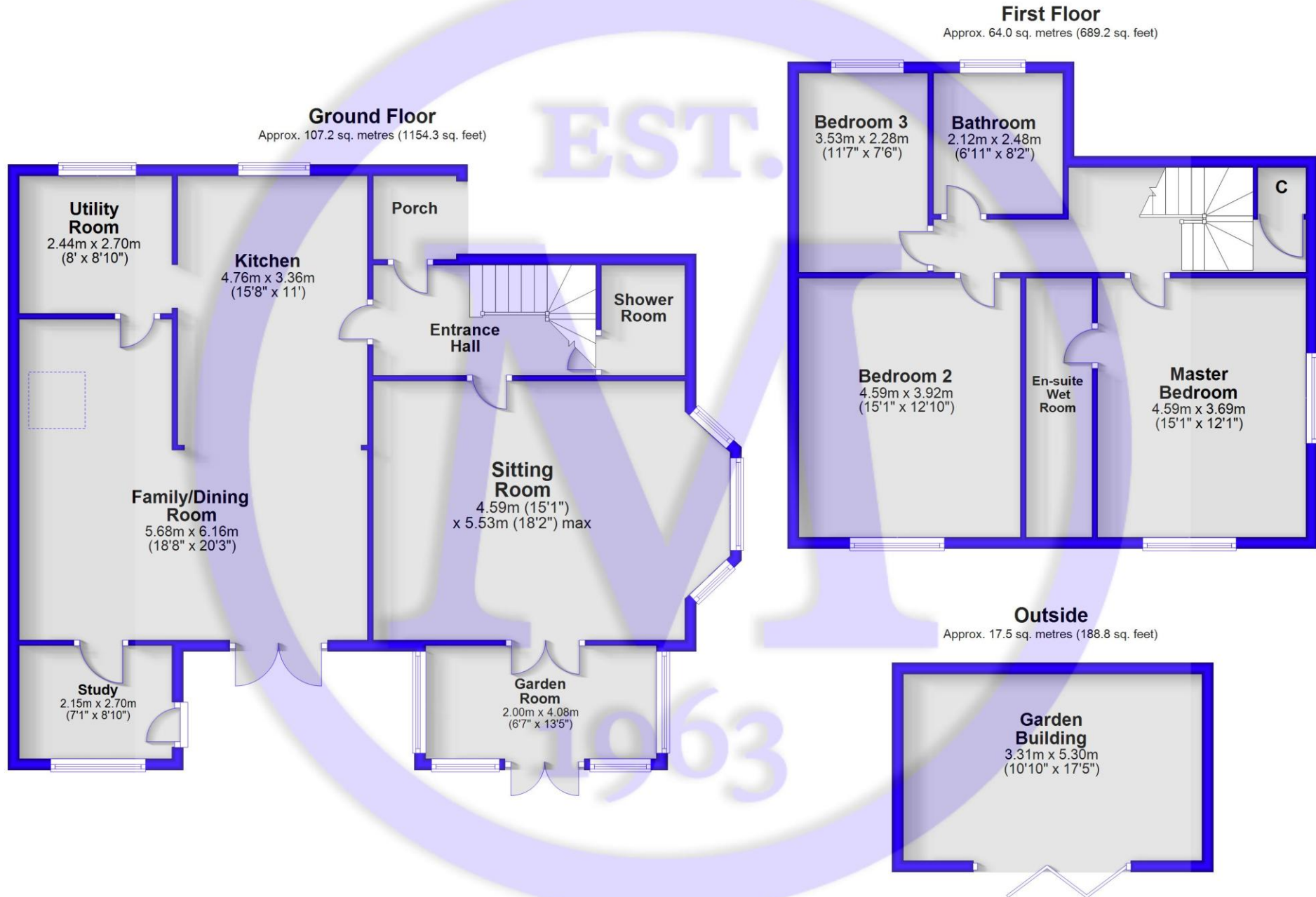
Adjoining the rear of the property is an area of raised composite decking, leading to a private patio area with contemporary screening. The rear garden is laid mainly to lawn with a mature apple tree, and timber gates provide secondary access for additional off-road parking, ideal for a caravan, boat, etc. The garden enjoys a high degree of privacy and a sunny south-westerly aspect.

A superb handcrafted timber building with an adjoining private decking area offers an ideal space for a garden office, hobbies room, studio, or similar use.

## *Services*

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





Total area: approx. 188.8 sq. metres (2032.2 sq. feet)

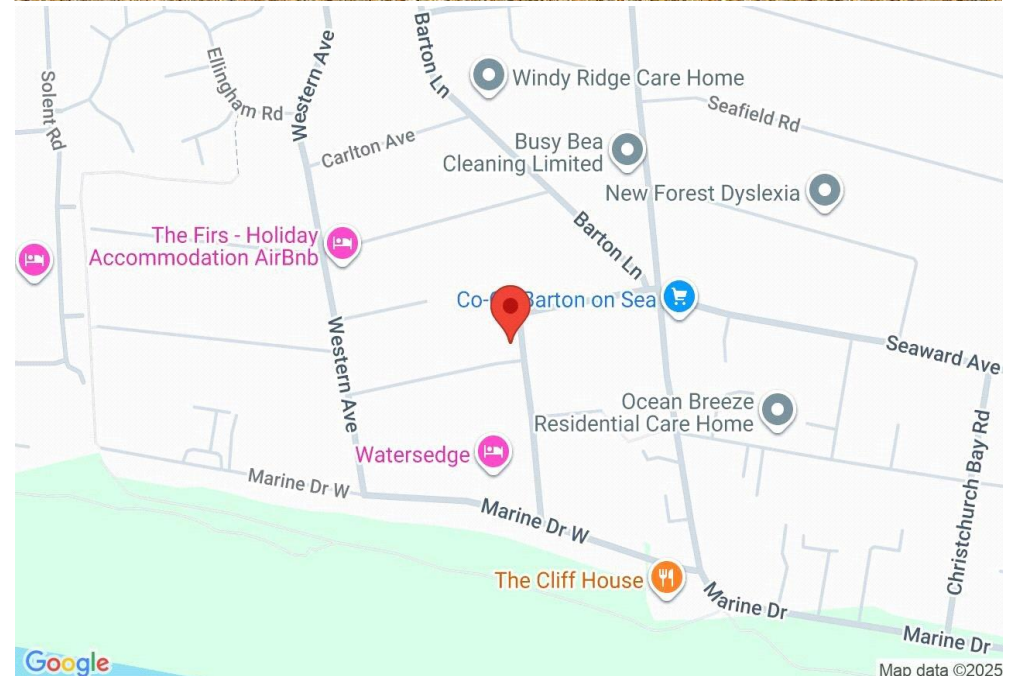


## Situation

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, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. After approximately half a mile, turn left into Sea Road. Take the fourth turning on the right into Cliffe Road, where the property will be found on the right hand side.







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