



17 Dilly Lane, Barton on Sea, BH25 7DQ

£650,000

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

An excellent opportunity to purchase a characterful three bedroom detached family house set on a fantastic large plot in a sought after and peaceful lane, within easy reach of the beautiful Barton on Sea clifftop and beach. The property is partway through a comprehensive modernisation and extension programme, and the remaining work will need to be completed by the new owner. Features of the property include a large rear extension creating a superb kitchen/dining/living space, two further reception rooms, a large utility room, a ground floor cloakroom, and excellent scope to create an individual family home in this fantastic location.

- Entrance Hall
- Sitting Room
- Family Room
- Kitchen/Dining/Living Area
- Utility Room & Cloakroom
- First Floor Landing
- Three Bedrooms
- Shower Room
- Off Road Parking & Garage
- Large Gardens



The Property

Entrance hall with stairs to the first floor and a feature cast iron radiator.

Superb sitting room with exposed timber flooring, two walk-in bays with double glazed sash windows, a fireplace with a recessed open fire, and attractive wood panelled walls.

Family room with exposed timber flooring, panelled walls, double glazed sash windows, a cast iron radiator, and an outlook to the front.

Fantastic large kitchen/dining/living space with a high ceiling, UPVC double glazed casement doors onto the garden, and ample room to create a bespoke room.

Separate utility room with modern built-in storage units, space and plumbing for a washing machine, a light worktop, an inset sink unit with a mixer tap, recessed ceiling spotlights, and timber flooring.

Ground floor cloakroom to be completed.

Three good sized first floor bedrooms, with the master bedroom featuring a cast iron fireplace.

Family shower room fitted with a modern white suite comprising a large shower cubicle with a thermostatically controlled shower, a wash basin, a WC, tiled flooring, part tiled walls, a double aspect, and double glazed sash windows.





Gardens & Grounds

The front garden is laid mainly to lawn, with high level mature hedging providing privacy from the road.

A driveway extends along the side of the property, providing off road parking.

The rear garden could be a particular feature of the property, with a large area of lawn and well stocked mature borders offering a high degree of privacy.

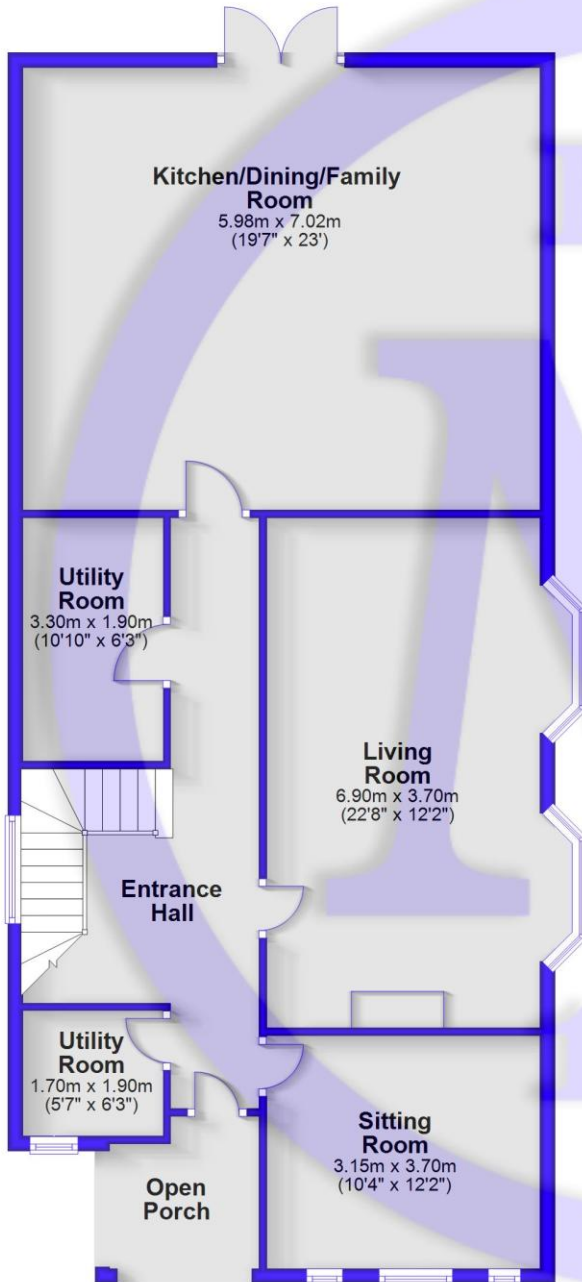
Detached garage with a pitched roof and twin timber doors.

Services

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

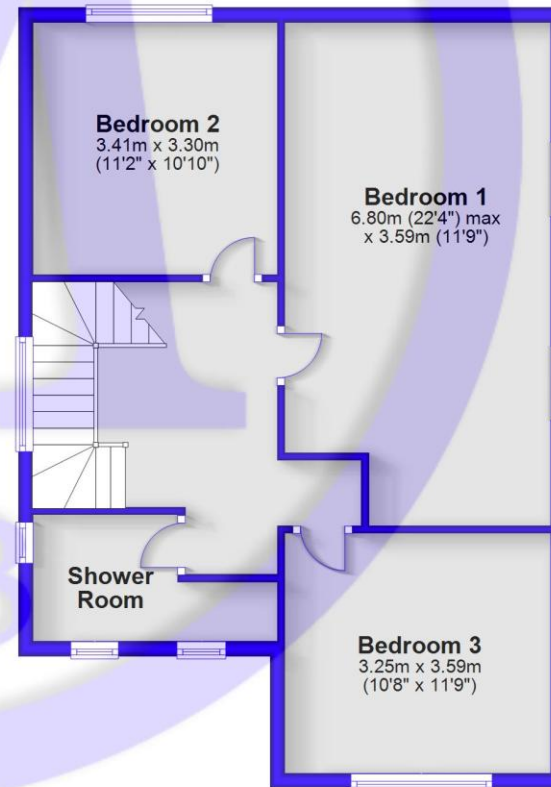
Ground Floor

Approx. 112.0 sq. metres (1205.9 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.5 sq. feet)

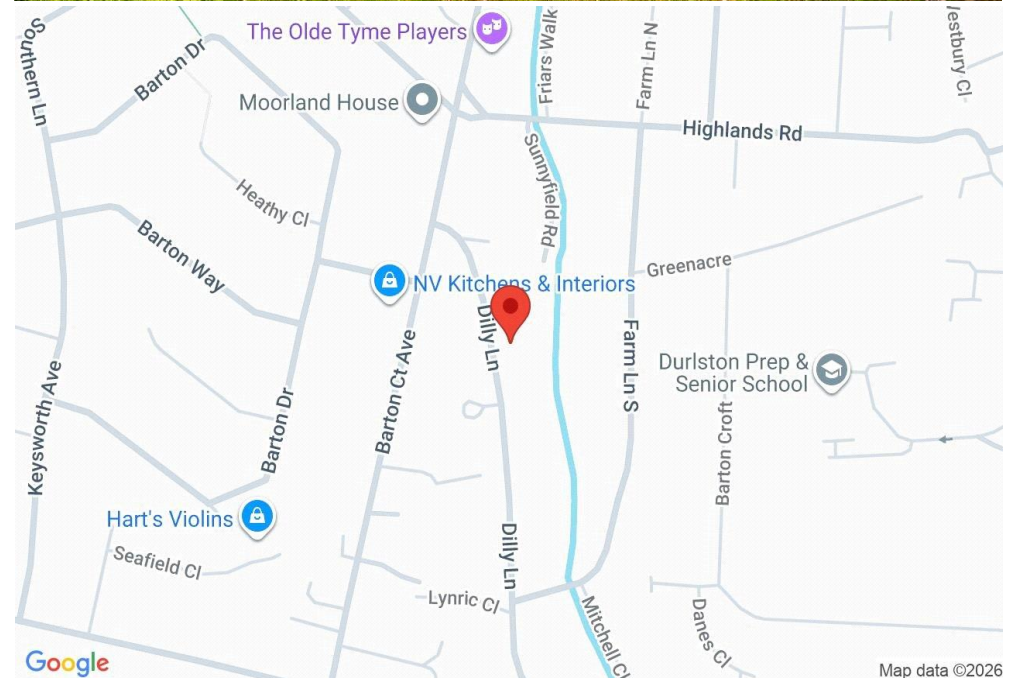


Total area: approx. 176.9 sq. metres (1904.4 sq. feet)



Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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