



3 Cliffe Road, Barton on Sea, BH25 7PA

£800,000

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*3 Cliffe Road
Barton on Sea
New Milton
Hampshire
BH25 7PA*

This fantastic four/five bedroom family house is situated just a short walk from Barton on Sea clifftop and beach, and a stone's throw of the local shop. The property offers bright and spacious accommodation, with features including two generous reception rooms, a ground floor fifth bedroom/home office, a ground floor cloakroom, a master bedroom with an en-suite, an in/out driveway, and a secluded south-facing garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby
- Utility Cupboard
- Ground Floor Cloakroom
- Ground Floor Bedroom Five/Home Office
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Walk-In Wardrobe
- Driveway
- Garage
- Secluded South-Facing Garden



The Property

Entrance porch with a downlighter and tiled flooring.

Spacious entrance hall with stairs to the first floor landing, a central heating thermostat, an understairs storage cupboard, and timber effect flooring.

The sitting room is situated at the rear of the property with a bright double aspect, sliding doors leading out to the patio and rear garden, a TV aerial point, and an archway leading through to the dining room.

The dining room has a bright double aspect, sliding doors onto the patio and rear garden, ample space for a six to eight seater table and chairs, and a doorway leading back into the entrance hall.

Bedroom five/home office with a bright double aspect, a feature fireplace with a tiled surround, recessed ceiling downlights, a double radiator, and an outlook to the front.

The kitchen is fitted with a range of cream gloss wall and base units with a contrasting worktop, a large UPVC window to the front, built-in appliances including an eye level double oven, a five burner gas hob with an extractor fan over, a splashback, a stainless steel one and a half bowl sink with a mixer tap and drainer, a central heating programmer, a magic corner cupboard, and space and plumbing for a dishwasher and tall stand up fridge/freezer.

A doorway leads through to the rear lobby with access to the garden, a utility cupboard housing the washing machine, and additional storage.

Ground floor cloakroom with tile effect flooring and a suite comprising a WC, a corner wash hand basin, and a UPVC window.

On the first floor landing is a hatch to the loft space, recessed ceiling spotlights, and a UPVC window.

The family bathroom is a particularly spacious room with two UPVC windows and a suite comprising a panelled bath with a mixer tap and handheld shower attachments, a WC, a wash hand basin with a mixer tap and storage beneath, a wall mounted mirror with a built-in light, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, and a large chrome heated towel rail.

On the first floor are four double bedrooms, with bedrooms one and two being particularly generous and enjoying views over the rear garden. The master bedroom benefits from its own walk-in wardrobe and en-suite shower room comprising a walk-in shower cubicle with sliding glass doors, thermostatic shower attachments, a WC, a wash hand basin with a mixer tap and storage beneath, a wall mounted mirror with a built-in light, and a chrome heated towel rail.





Gardens & Grounds

To the front of the property is an in/out shingle driveway providing off road parking for four to five vehicles and giving access to the single garage with an up and over door, power, lighting, and housing a combination boiler.

The rear garden is particularly spacious with a bright, sunny southerly aspect. High level fencing and planting make it extremely private and secluded. There is a large patio area, and the majority of the garden is laid to lawn with mature borders.

The property offers spacious accommodation, and a viewing is highly recommended.



Services

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



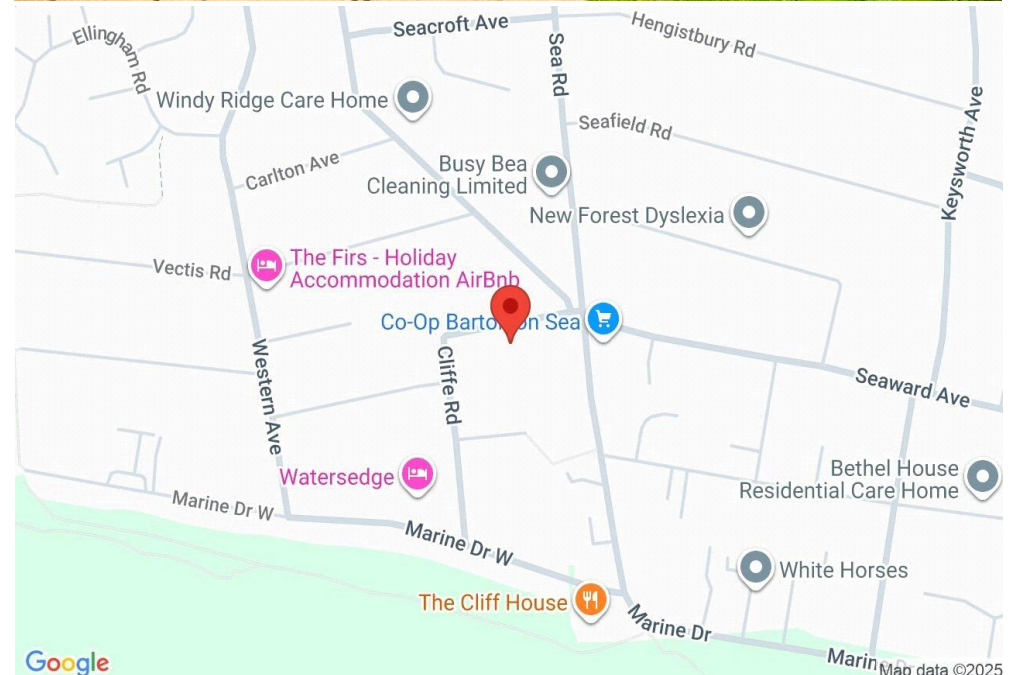
Total area: approx. 189.3 sq. metres (2037.4 sq. feet)

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 left hand side.





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