

Mile Oak, 15 Dilly Lane, Barton on Sea, BH25 7DQ £685,000

Mitchells

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Mile Oak
15 Dilly Lane
Barton on Sea
New Milton
Hampshire
BH25 7DQ

An individual and characterful detached house, situated in one of Barton on Sea's most popular lanes, on a superb, large, and private plot. The property has been well maintained throughout, and benefits from a modern kitchen/breakfast room, a bathroom, a superb triple aspect sitting room, a detached double garage, and beautifully landscaped gardens.

- Porch
- Dining Hall
- Sitting Room
- Kitchen/Breakfast Room
- Sunroom
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Double Garage
- Off Road Parking
- Private Gardens





The Property

Entrance porch with arched hardwood leaded light double glazed front doors.

A lovely dining hall with an attractive hardwood bay window giving a private outlook over the gardens, timber effect flooring, stairs to the first floor, and an imposing brick fire surround with a timber mantle.

Superb triple aspect sitting room with exposed beams, a private outlook over the garden, double casement doors to the outside, and a feature brick fireplace with a recessed Clearview woodburning stove and tiled mantle.

Triple aspect sunroom with timber flooring and a casement door onto the garden.

Cloakroom fitted with a white suite.

Kitchen/breakfast room fitted with a range of modern units featuring soft-closing drawers and doors, and a marble effect worktop and breakfast bar. Integrated appliances include a Neff electric double oven, an additional Neff oven with a hide and slide door, a washing machine, a fridge and freezer. There is a larder cupboard, a four burner gas hob with an extractor over, a large understairs storage cupboard, and a remote control plinth heater.

First floor landing with a trap to the roof space.

Three first-floor bedrooms, with the large double aspect master bedroom having an excellent range of built-in bedroom furniture and walk-in under eaves storage areas.

Luxury modern bathroom fitted with a white suite comprising a panelled bath with an independent shower over, a glass shower screen, a WC, a wash basin with storage beneath, a remote control plinth heater, a ladder style heated towel rail, a bathroom mirror with lighting and a charging point.

















Gardens & Grounds

The property sits on a superb, large plot with beautifully landscaped gardens and excellent off road parking. The front garden features a mixture of decorative stone, Purbeck stone, and raised timber sleeper beds. Mature hedging provides privacy from the lane, and twin timber gates give access to the tarmac driveway.

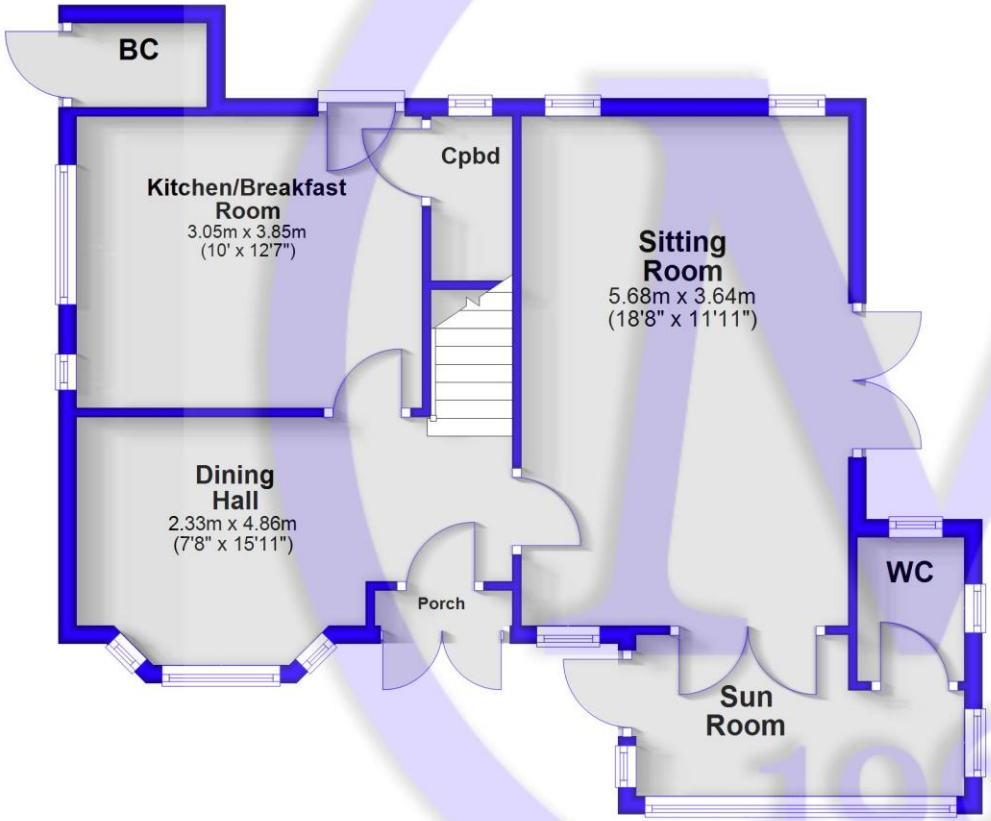
To the rear of the garden is a large lawn area with mature borders. There is a detached double garage measuring 4.98m x 4.88m, with both power and lighting. Behind the garage is a further garden area currently laid out with raised fruit beds.

Services

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

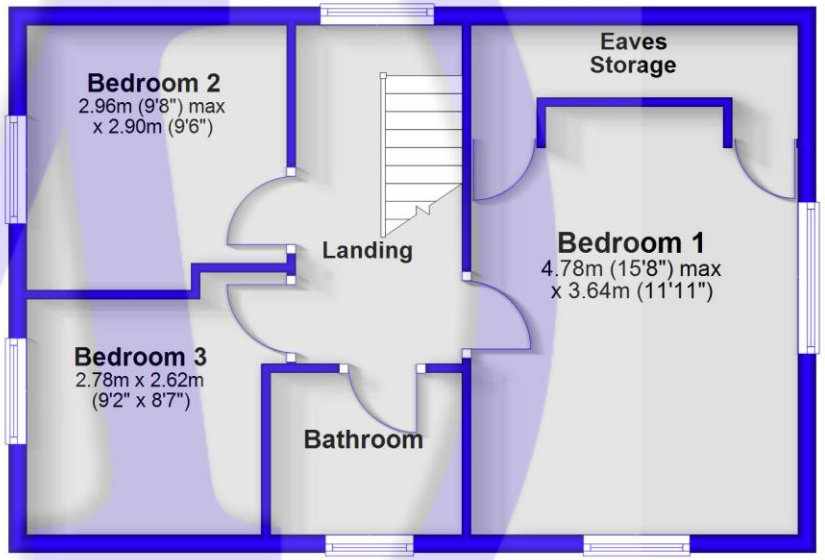
Ground Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)

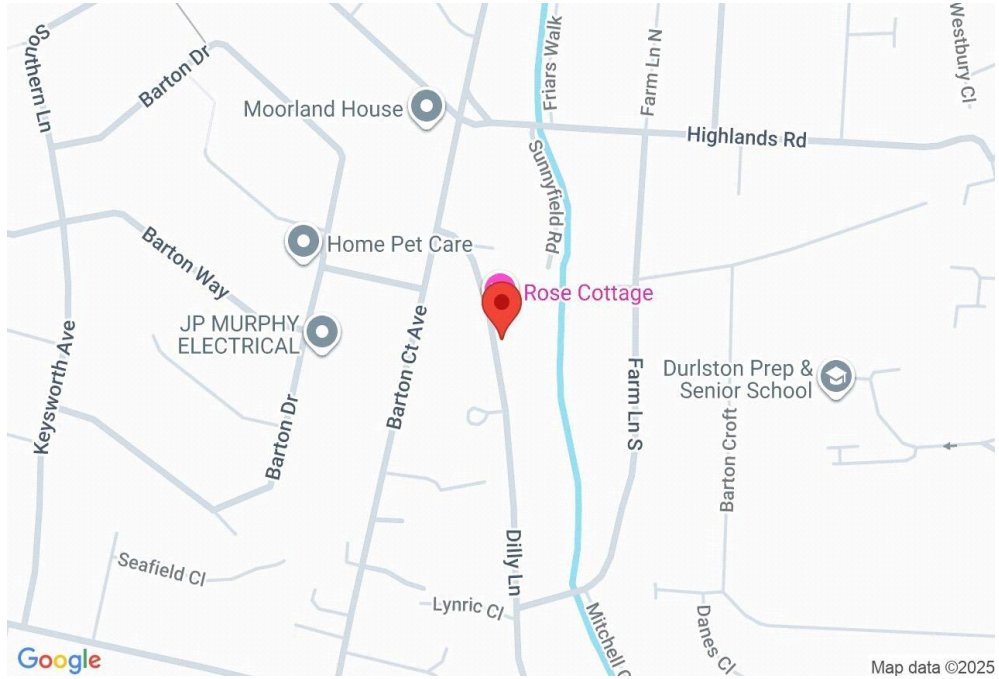


Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

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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