



Kennett Lodge, 2 Barton Common Road, Barton On Sea, BH25 5PR £1,200,000

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Kennett Lodge
2 Barton Common Road
Barton On Sea
New Milton
Hampshire
BH25 5PR

Occupying an enviable location in Barton on Sea's finest road, this four bedroom three reception room detached residence benefits from lovely far reaching views over the common to the Isle of Wight beyond. The property offers flexible accommodation and is set on a lovely mature plot. Other features of the property include a south facing balcony, a detached double garage, private gardens, and the property is offered with no forward chain.

- Entrance Hall & Cloakroom
- Sunroom & Sitting Room
- Dining Room & Family Room
- Kitchen
- Ground Floor Bedroom
- Three First Floor Bedrooms
- En-Suite Shower Room
- Family Shower Room
- Balcony
- Double Garage
- Off Road Parking
- Private Gardens



The Property

Lovely sunroom to the front of the property, benefiting from attractive south facing views over the gardens and leading through to the hall, which has stairs to the first floor and a useful understairs storage cupboard.

Double aspect sitting room featuring a fireplace with a marble backing and hearth, UPVC double glazed sliding doors to the outside, and a lovely private outlook to the front.

L-shaped family room benefiting from a triple aspect, UPVC double glazed sliding doors onto the patio, and a private outlook over the rear garden.

Separate double aspect dining room enjoying attractive, far reaching views.

Double aspect kitchen fitted with a range of white wall and base units with a marble effect worktop, an inset sink unit with a mixer tap, part tiled walls, a UPVC double glazed door to the rear garden, and a far reaching easterly aspect towards the Isle of Wight in the distance. Integrated appliances include an electric oven, a gas hob, and an extractor. There is space for a fridge, washing machine, dishwasher, and freezer.

Ground floor bedroom/home office with a private outlook to the rear.

Fully tiled cloakroom with a WC, hand basin, and a Potterton gas fired boiler.

First floor landing with a trap to the roof space.

Three first floor double bedrooms, two benefiting from fantastic views. The master bedroom enjoys a private south facing balcony, a separate dressing area, and a fully tiled en-suite shower room fitted with a white suite.

Family shower room fitted with a white suite comprising a shower cubicle with an Aqualisa shower, a wash basin, a WC, a bidet, fully tiled walls, and an airing cupboard.





Gardens & Grounds

The property sits on a well landscaped private plot and is set well back from the road.

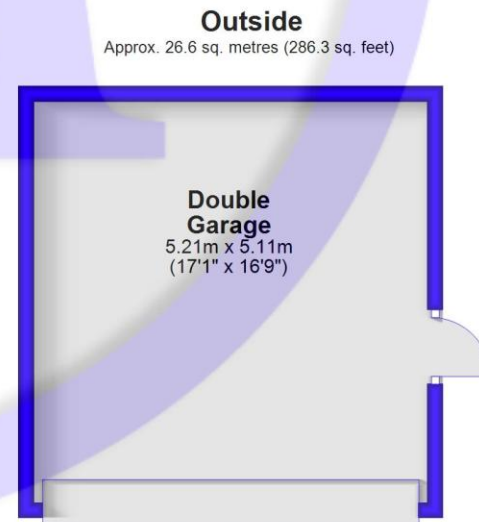
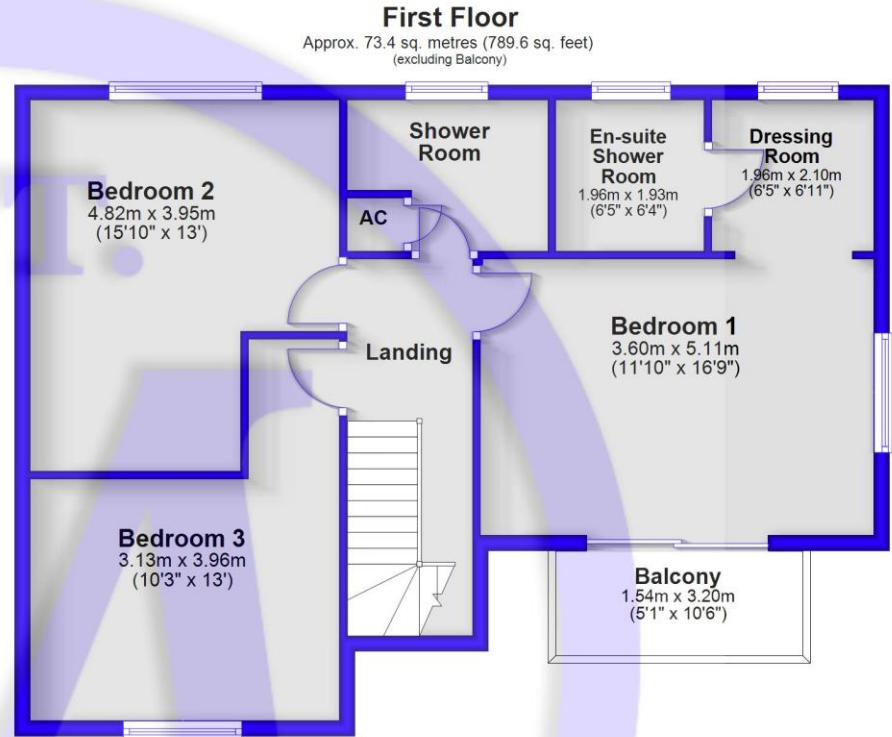
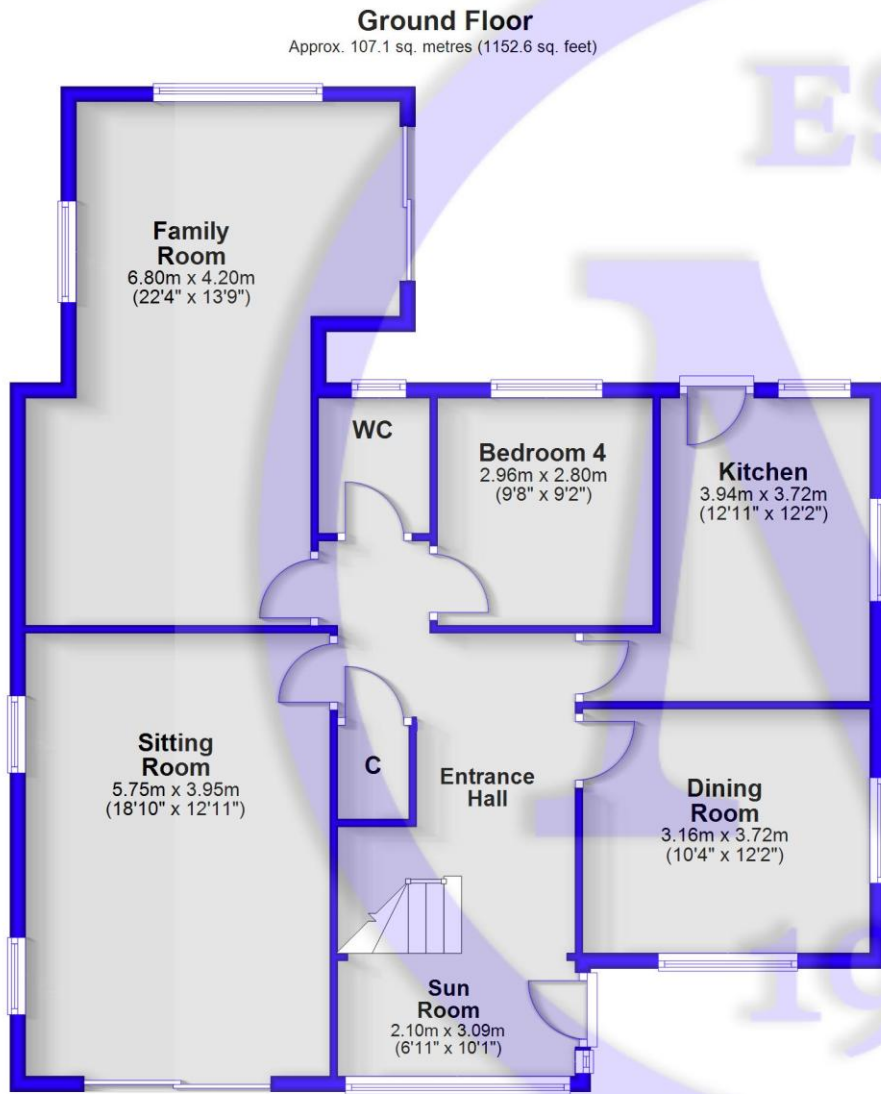
The front garden is accessed via a timber five bar gate, with mature hedging providing privacy from the road. A block paved driveway offers excellent off road parking and extends along the side of the property to a detached double garage with an electrically operated roller door, power, and light. The remainder of the front garden is laid mainly to lawn, with twin timber garden sheds.

Adjoining the rear of the property is a paved patio area, with the remainder of the garden laid to lawn and bordered by mature hedging.

Services

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



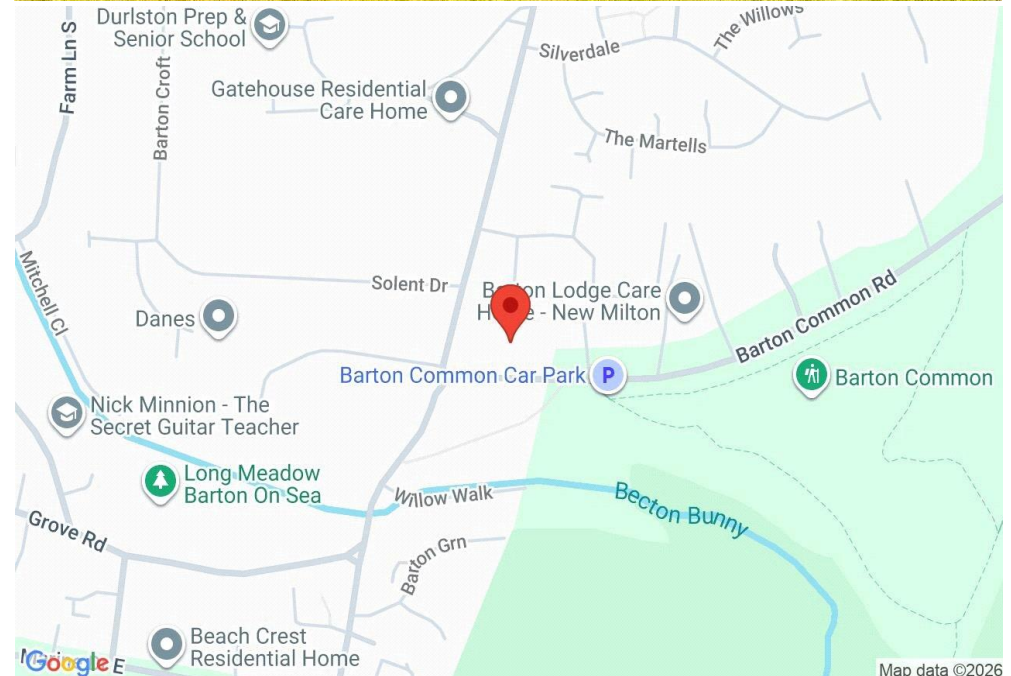


Total area: approx. 207.0 sq. metres (2228.4 sq. feet)



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.





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