



*74 Barton Lane, Barton on Sea, BH25 7PW*

*£659,950*

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*74 Barton Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PW*

This fantastic and beautifully presented four bedroom detached house is situated just a short walk from Barton on Sea clifftop, beach, and the local restaurants. The property offers bright and modern accommodation, with features including a modern kitchen and bathrooms, two spacious reception rooms, a secluded garden, and a garage.

- Entrance Porch & Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen
- Family Room
- First Floor Landing & Study
- Four Bedrooms
- Bathroom & Shower Room
- Driveway & Garage
- Secluded Garden



# The Property

Entrance porch with useful coat hooks and a solid wood door leading through to the entrance hall.

Entrance hall with solid wood flooring, stairs to the first floor landing, central heating controls, and a cloakroom.

Cloakroom with a modern suite comprising a WC, a wash hand basin with a mixer tap and storage beneath, and a UPVC window.

To the front of the property is a spacious sitting room with a feature bay window, plantation shutters, and a TV aerial point.

Family room with timber effect flooring, modern vertical radiators, a wall mounted TV aerial point, bi-fold doors leading out to the patio and rear garden, and an archway leading through to the kitchen.

The kitchen is fitted with a modern range of shaker style wall and base units, a double butler sink with a mixer tap, quartz worktops, and a modern central heating boiler fitted approximately three years ago. A cupboard houses the electric meter and consumer unit, and there are two UPVC double-glazed windows. Integrated appliances include a microwave, washing machine, and dishwasher. There is space and plumbing for a range style cooker and an American style fridge/freezer. A UPVC door provides access to the patio and rear garden.

First floor landing with a UPVC window providing plenty of natural light, a hatch to the loft space, useful storage cupboards, and an airing cupboard housing the pressurised hot water cylinder.

Four bedrooms, with the master being a particularly generous double situated at the front of the property, featuring plantation shutters and ample space for wardrobes. Bedrooms two and three are good sized doubles overlooking the rear garden.

Family bathroom with tiled flooring, fully tiled walls, and a white suite comprising a WC, a wash hand basin with a mixer tap and storage beneath, a panel bath with a mixer tap and independent thermostatic shower attachments, a glass shower screen, and a built-in linen cupboard for storage.

Study area with a Velux window and ample space for storage.

Modern shower room, fitted approximately a year ago, with a suite comprising a corner shower cubicle with sliding glass shower doors, thermostatic shower attachments, a WC, a wash hand basin with a mixer tap and storage beneath, a chrome heated towel rail, and a heated mirror.





## *Gardens & Grounds*

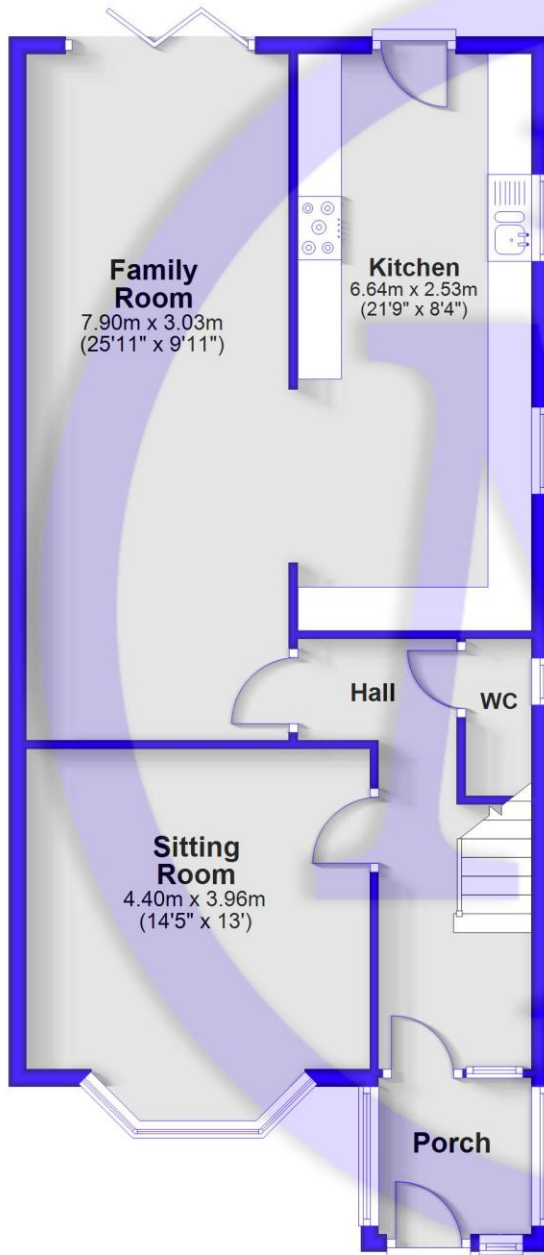
The rear garden is a particular feature of this property, with a large patio area and a one and a half-length garage with an up and over door, power, and lighting. The remainder of the garden is laid to lawn, with by high level fencing and hedging, providing excellent privacy and seclusion. There are two additional patio areas at the end of the garden that catch the last of the evening sun, as well as a storage shed and raised vegetable beds.

## *Services*

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

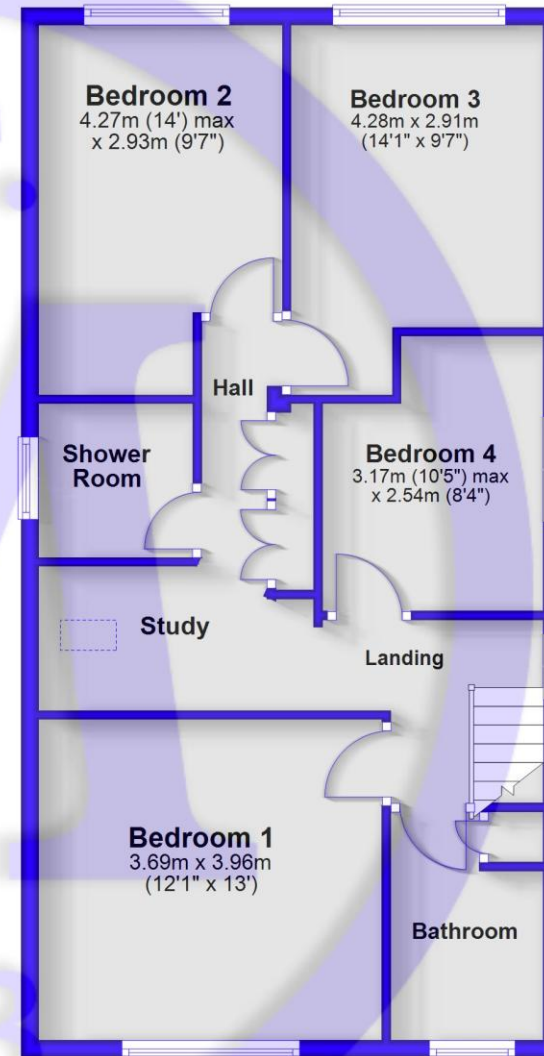
### Ground Floor

Approx. 71.7 sq. metres (771.8 sq. feet)



### First Floor

Approx. 67.8 sq. metres (729.6 sq. feet)

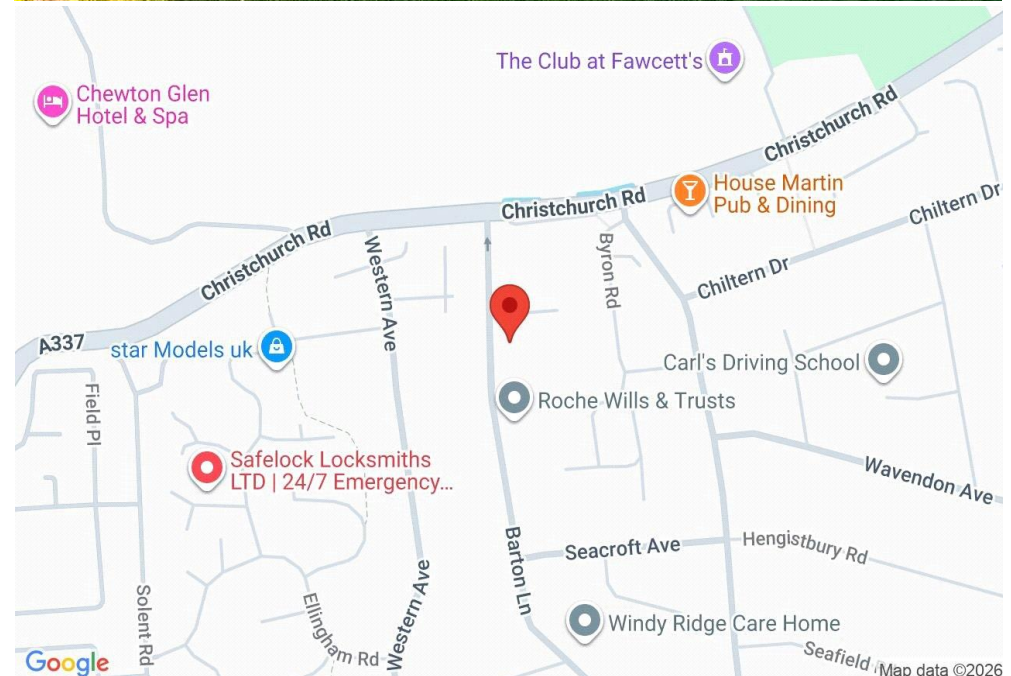


Total area: approx. 139.5 sq. metres (1501.4 sq. feet)



## 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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