



8 Grove Road, Barton on Sea, BH25 7DJ

£675,000

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*8 Grove Road
Barton on Sea
New Milton
Hampshire
BH25 7DJ*

An individual and superbly presented detached single storey residence offering excellent living accommodation, enviably located just one road back from the beautiful Barton on Sea clifftop and beach. Other features of the property include an easily maintained and private south facing garden, a large detached garage, three spacious reception rooms, two double bedrooms with an en-suite shower room to the master bedroom, off road parking suitable for a caravan or boat, and an internal viewing is strongly recommended to fully appreciate the condition and size of the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage & Off Road Parking
- Landscaped Gardens



The Property

Entrance hall with a double glazed front door, a trap to the roof space with a pull down ladder, and a double cloaks cupboard.

Lovely sitting room with a private outlook over the front garden and an attractive fireplace featuring a marble backing and hearth, with a living flame gas fire.

Large separate dining room benefitting from a double aspect and a private outlook over the patio.

Superb double aspect garden room with twin UPVC double glazed casement doors opening onto the patio, excellent built-in storage, and a private south facing outlook over the rear garden.

Kitchen/breakfast room fitted with a range of white wall and base units with a stone effect worktop, an inset one and a half bowl sink unit with mixer tap, and a wall mounted Baxi gas fired boiler. Integrated appliances include a double electric oven, and four burner gas hob and extractor, along with space for a washing machine, dishwasher, fridge, and separate freezer. There is recessed ceiling spotlights, tiled flooring, a double aspect with a south facing outlook over the garden, a larder cupboard, ample space for a central table, a double airing cupboard, and a further large storage cupboard.

Two double bedrooms, both with built-in bedroom furniture, with the master bedroom benefitting from an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle with Aqualisa shower, a wash basin with storage beneath, a WC, attractive tiling, recessed ceiling spotlights, and an extractor fan.

Spacious bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachments over, a wash basin with storage beneath, a WC, fully tiled corner shower cubicle with a thermostatically controlled shower, underfloor heating, attractive tiling, an extractor fan, and a chrome ladder style heated towel rail.





Gardens & Grounds

The property is well screened from the road by mature conifer hedging. A timber five bar gate provides access to a large block paved driveway, offering excellent off road parking, including space for a caravan or boat if required. The remainder of the front garden is mainly laid to lawn with mature beds and borders.

Adjoining the rear of the property is a private area of textured paved patio with a timber pergola, an area of well maintained shaped lawn with decorative brick edging, mature flower and shrub borders, and a timber summer house, all enjoying a high degree of privacy and a sunny southerly aspect.

The large detached garage benefits from an up and over door, power, and light, measuring 7.4m by 2.8m, providing ample space for a workshop area to the rear.

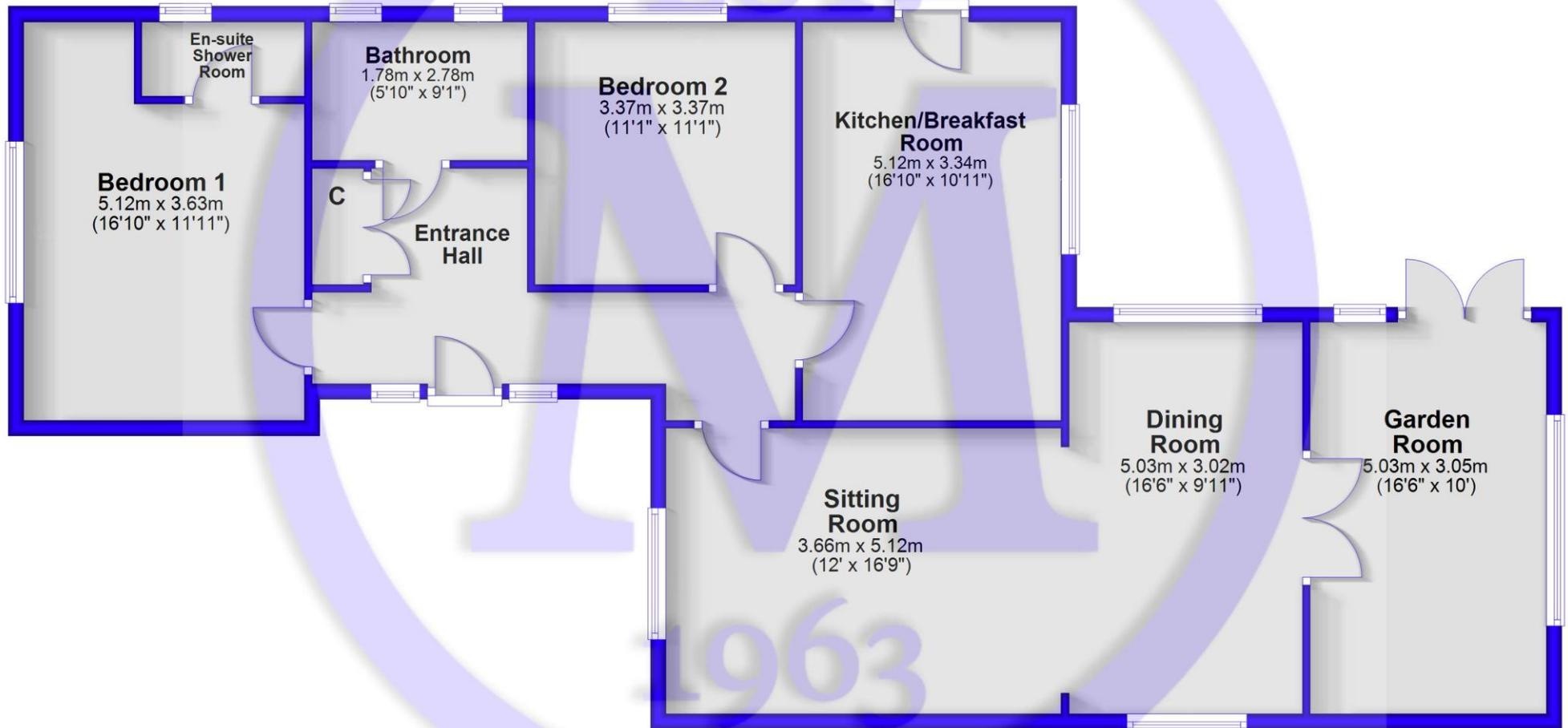


Services

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

Floor Plan

Approx. 117.3 sq. metres (1262.9 sq. feet)

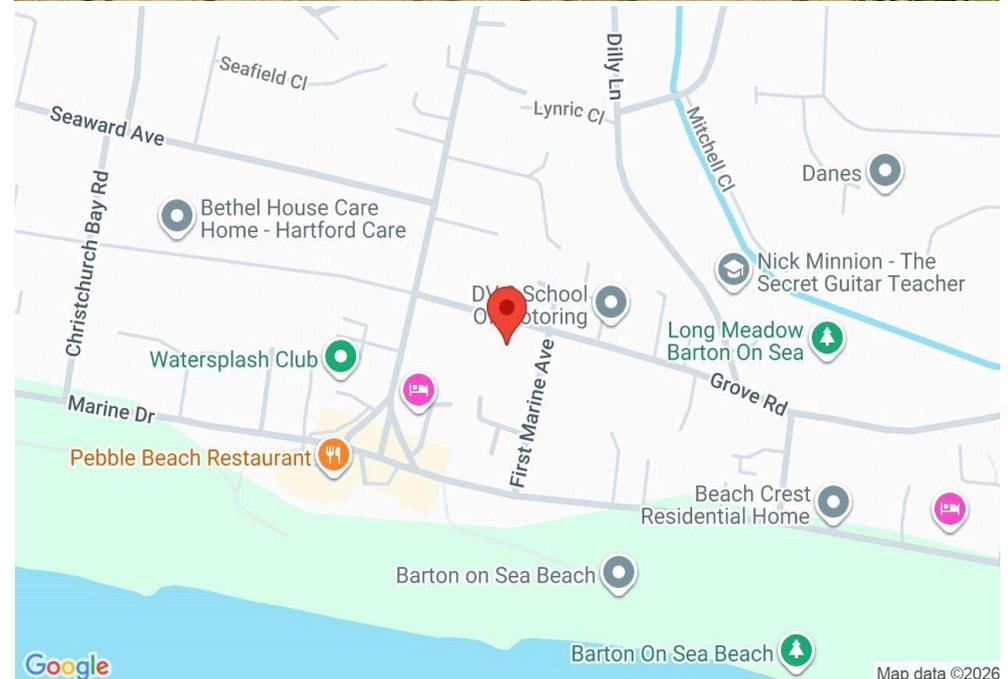


Total area: approx. 117.3 sq. metres (1262.9 sq. feet)



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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