



*44, Barton Common Lane, Barton on Sea, New Milton, BH25*

*£795,000*

**Mitchells**

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*Peppercorn Cottage  
44 Barton Common  
Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 5PS*

This fantastic two double bedroom character cottage thought to have been built approximately four hundred years ago and is presented in outstanding condition throughout with lots of original features and a newly thatched roof. Particular features of the property include a spacious kitchen/family room, a separate sitting room, a master bedroom with an ensuite, a double garage/annexe, a sunny and secluded garden and is offered with no forward chain.

- Private & Secluded Garden
- Kitchen/Family Room
- Sitting Room
- Ground Floor Cloakroom With Utility
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- En-Suite Bathroom
- Double Garage/Annexe With Kitchenette & Studio Room
- Driveway



# The Property

The front door leads through to the entrance hall with an attractive oak staircase, understairs storage cupboard and opens through to the kitchen/family room.

The kitchen/family room has a continuation of the tiled flooring, an attractive bay window overlooking the rear garden, two sets of double casement doors leading out to the patio and rear garden and attractive oak beams. The kitchen is fitted with a range of white gloss wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a four burner gas hob with extractor fan over and glass splashback, eyelevel Bosch double oven, dishwasher, tall stand up fridge/freezer and breakfast bar.

The main sitting room is a fantastic room with a bright double aspect, feature fireplace with working wood burning stove, a stable door leads out to the rear garden and there is access through to the utility.

Utility area with ceiling lantern, UPVC window, wall mounted Worcester combination boiler, lots of storage, WC, wash hand basin with mixer tap over and storage beneath and extractor fan.

On the first floor is a galleried landing with an attractive window letting in lots of natural light.

Bedroom two is a lovely king sized room with a bright double aspect, solid wood flooring and double casement doors leading out to the balcony.

The master bedroom has a large wardrobe area with hanging rail and ample space for storage, this opens through to the master bedroom with a bright double aspect, a feature window overlooking the rear garden, a double radiator and an attractive oak beam.

The en-suite bathroom has tiled flooring, fully tiled walls and suite comprising a panel bath with mixer tap over and hand held shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet and a heated towel rail.

Family bathroom with a white suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, mirror with light and shaver point and a walk in shower with thermostatic shower attachment.

The property has been re-thatched in the last twelve months, has attractive solid oak doors, wooden double glazed windows and gas fired central heating.

The oak framed outbuilding is an attractive asset to the property with two sets of double doors, currently converted into the annexe with lots of rental or Airbnb potential, subject to any necessary permissions, and accommodation consists of a kitchenette with a stable door leading to the garden, a lovely range of wall and base units with a contrasting worktop, stainless steel sink with mixer tap over and space and plumbing for a washing machine and tumble dryer, four burner electric hob, part tiled walls and door leading through to the double garage/annexe with an attractive oak frame, WC, a loft hatch giving generous loft storage, power and lighting, wooden double glazed windows and could be converted into additional accommodation, if necessary, or be reverted back to a double garage.





## Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking for approximately three vehicles, an attractive picket gate gives access to the front garden with a shingle path leading to the front door, with most of the garden laid to lawn with mature and attractive borders and high level fencing making it extremely private and secluded.

The rear garden has a bright sunny southerly aspect with a generous patio area, storage shed, two areas of lawn, mature high level hedging and a bright sunny southerly aspect.

## Services

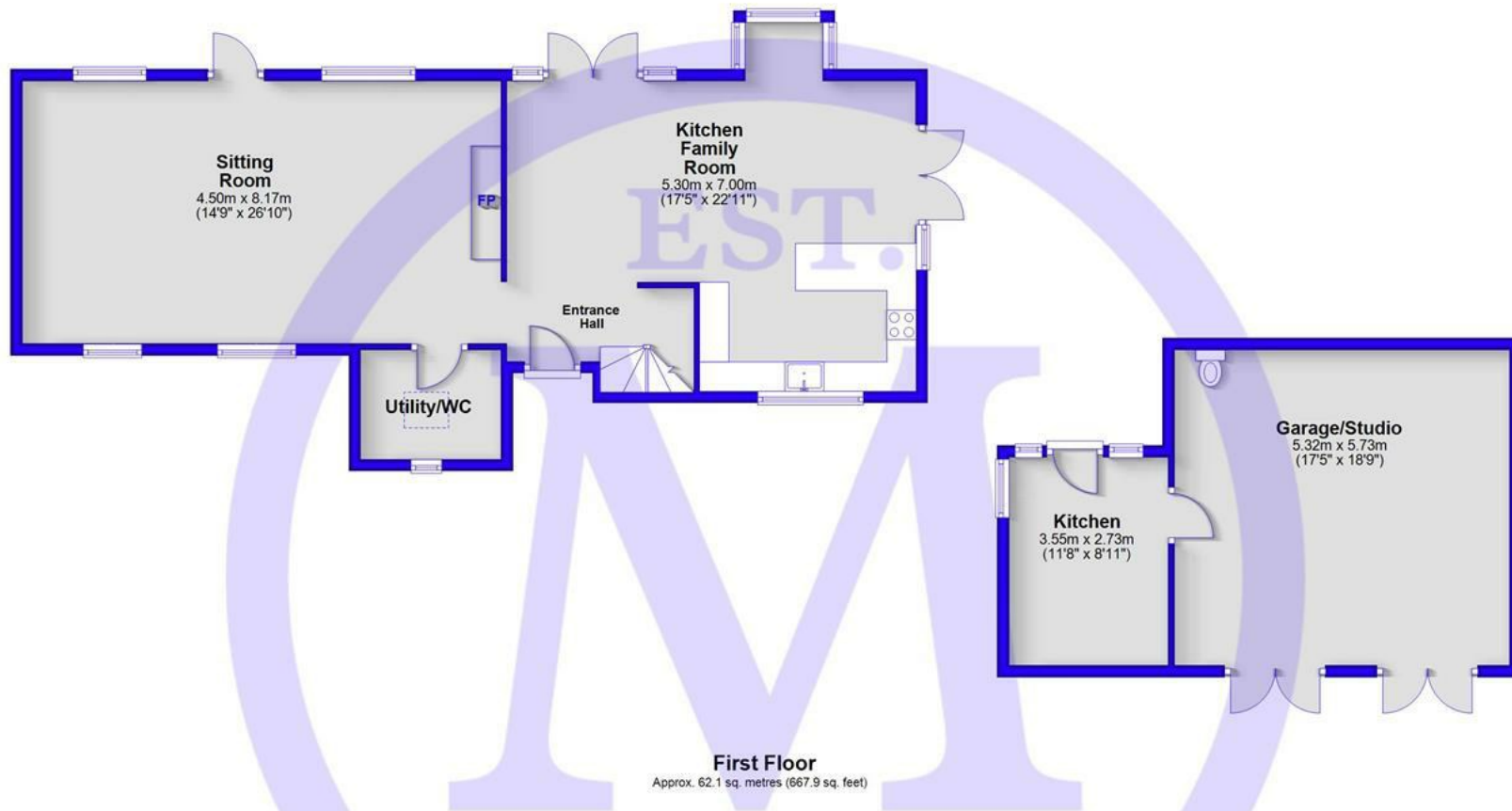
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: C

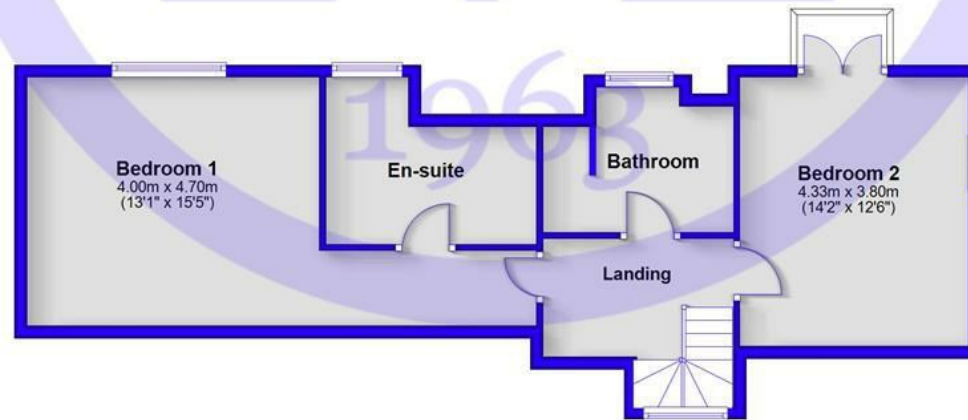
### Ground Floor

Approx. 120.1 sq. metres (1292.2 sq. feet)



### First Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



Total area: approx. 182.1 sq. metres (1960.2 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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