



15, Barton Croft, Barton on Sea, New Milton, BH25 7BT

£615,000

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*Hollybank
15 Barton Croft
Barton on Sea
New Milton
Hampshire
BH25 7BT*

This superb three bedroom, detached, single storey residence is set on a lovely mature plot in a highly regarded residential area, within easy walking distance of Barton on Sea clifftop, the beach, and Long Meadow. The property offers excellent room sizes, including a spacious sitting room, a good sized kitchen/breakfast room, a separate garden room, and an en-suite shower room to the master bedroom. An early viewing is strongly recommended.

- Entrance Porch & Hall
- Sitting Room
- Garden Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Attached Garage
- Off Road Parking
- Private Gardens



The Property

Good sized entrance porch with a UPVC double glazed front door.

Entrance hall with airing cupboard.

Attractive sitting room benefiting from a double aspect, featuring a handsome brick fireplace with a timber mantle and tiled hearth with an inset open fire, a high level double glazed Velux window providing an abundance of light, and a large picture window offering a lovely outlook over the rear garden.

Garden room with twin rooflights, tiled flooring, twin casement doors onto the patio, a personal door to the garage, recessed ceiling spotlights, and a lovely view over the rear garden.

Kitchen/breakfast room fitted with a range of timber wall and base units, a contrasting light worktop and an inset sink unit with a mixer tap. There is space for a washing machine, a fridge, a dishwasher, and a freezer, along with a breakfast bar, part tiled walls, a wall mounted gas fired boiler concealed in a cupboard, recessed ceiling spotlights, and timber effect flooring.

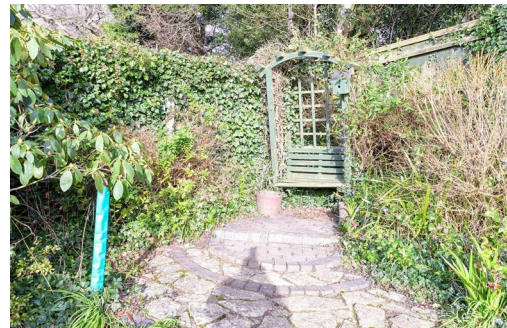
Three bedrooms, one currently used as a separate dining room, featuring a high level double glazed Velux window.

En-suite shower room to the master bedroom comprising a fully tiled shower cubicle, a wash basin, and a WC.

Bathroom fitted with a white suite, including a panel bath with an independent shower over, a wash basin, and tiled flooring.

A matching separate WC.





Gardens & Grounds

This property sits on a lovely mature plot, with the front garden laid mainly to lawn and a low brick wall separating it from the pavement. A large block paved driveway provides ample off road parking.

To the rear of the property is an area of textured paved patio, shaped lawn areas with raised rockery, a circular patio, and well stocked, mature beds and borders, all enjoying a high degree of privacy and seclusion. The attached garage features an electric roller door, power and lighting, and a hatch to the loft space.

Services

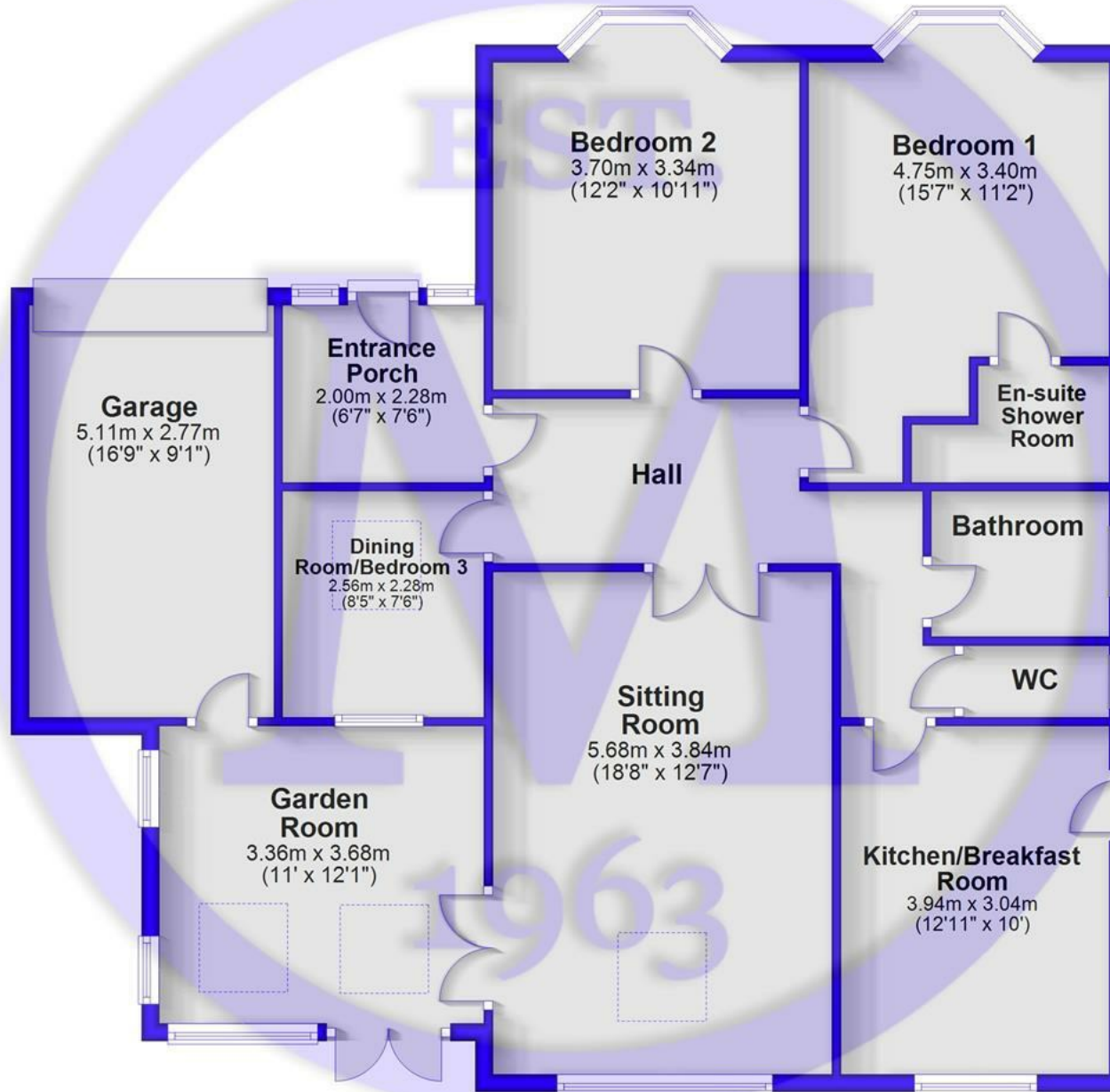
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

Floor Plan

Approx. 118.7 sq. metres (1277.5 sq. feet)

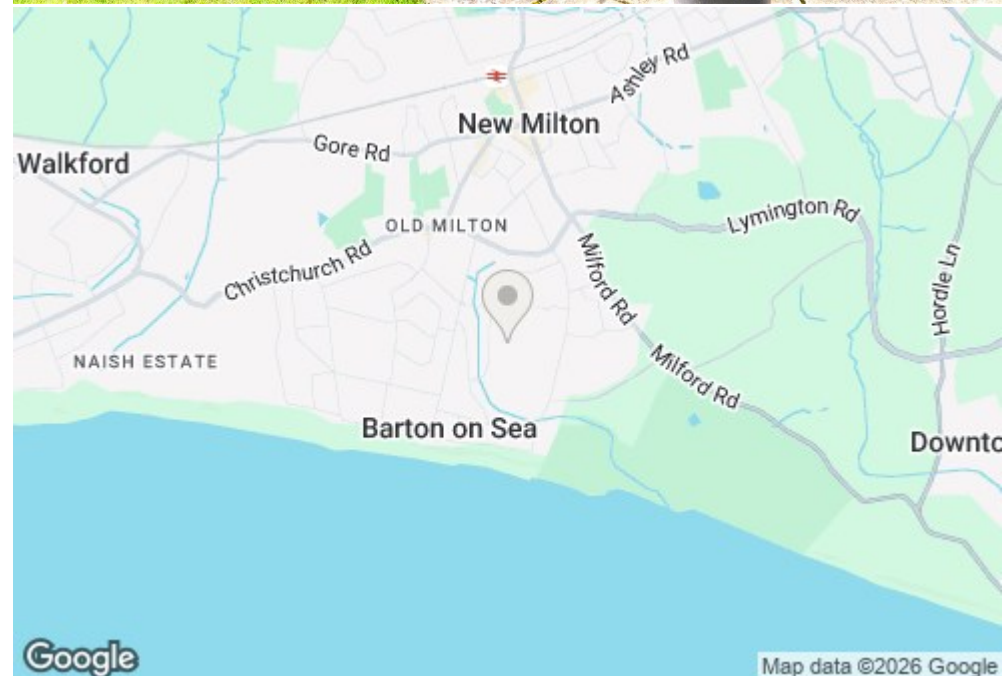


Total area: approx. 118.7 sq. metres (1277.5 sq. feet)



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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