



33, Knighton Park, Barton on Sea, New Milton, BH25 7PG

£375,000

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*33 Knighton Park
Barton on Sea
New Milton
Hampshire
BH25 7PG*

One of the larger three bedroom, two reception room houses, situated in a popular and peaceful location within easy reach of Barton on Sea clifftop and beach. Other features of the property include no forward chain, a pleasant outlook to the front over the green, a west facing rear garden, an en-suite shower room to the master bedroom, a UPVC double glazed conservatory, and a ground floor cloakroom.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- First Floor Bathroom & En-Suite Shower Room
- Garage
- Private Gardens



The Property

Covered entrance porch with storage.

Lovely sitting room with timber effect flooring, a timber fire surround with a stone backing and hearth, an electric flame effect fire, and a pleasant outlook to the front over the green.

Good sized separate dining area with a large understairs storage cupboard and room for additional seating.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, casement doors opening onto the decking, and a westerly outlook over the rear garden.

Kitchen fitted with a range of grey wall and base units with a stone effect worktop and an inset one and a half bowl sink unit with mixer tap. Integrated appliances include a Bosch electric oven, a gas hob, an extractor, and a Bosch dishwasher. There is space for a tall fridge/freezer and a washing machine, along with under cupboard lighting and timber effect flooring.

Ground floor cloakroom fitted with a white suite.

First floor landing with a trap to the roof space, accessed via a pull down ladder.

Three good sized first floor bedrooms, with the large master bedroom offering excellent built-in storage and an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle, wash basin, WC, porthole style window, chrome ladder style heated towel rail, and timber effect flooring.

Bathroom fitted with a white suite comprising a shaped bath with an independent shower over and glass shower screen, wash basin, WC, part tiled walls, a porthole style window, recessed ceiling spotlights, extractor fan, and timber effect flooring.





Gardens & Grounds

The property sits on a lovely mature plot, with the front garden laid mainly to lawn for ease of maintenance, and a paved pathway leading to the front door.

Adjoining the conservatory is an area of timber decking, which leads to a pleasant, private space laid with decorative slate. The remainder of the garden is mostly lawn, bordered by well stocked flower and shrub beds, and includes a timber summerhouse, a timber garden shed, and a gate providing side access.

There is a garage in a nearby block, with an up-and-over door.

Services

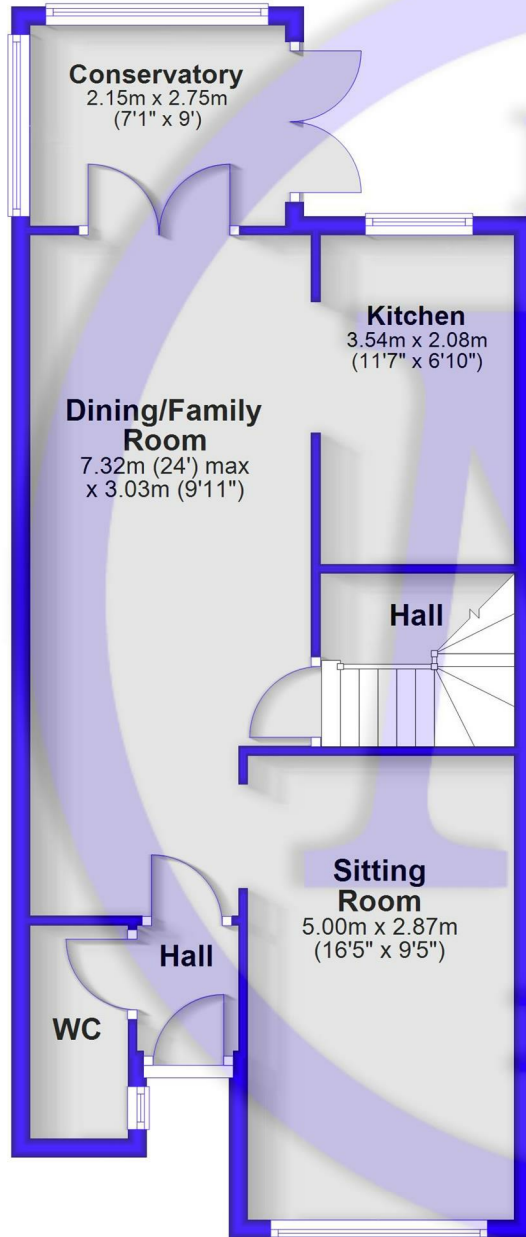
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

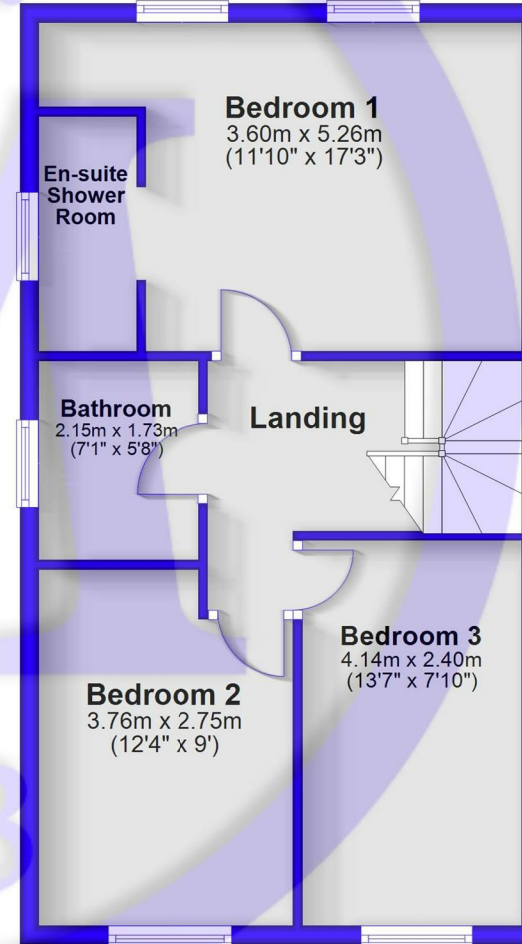
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



First Floor

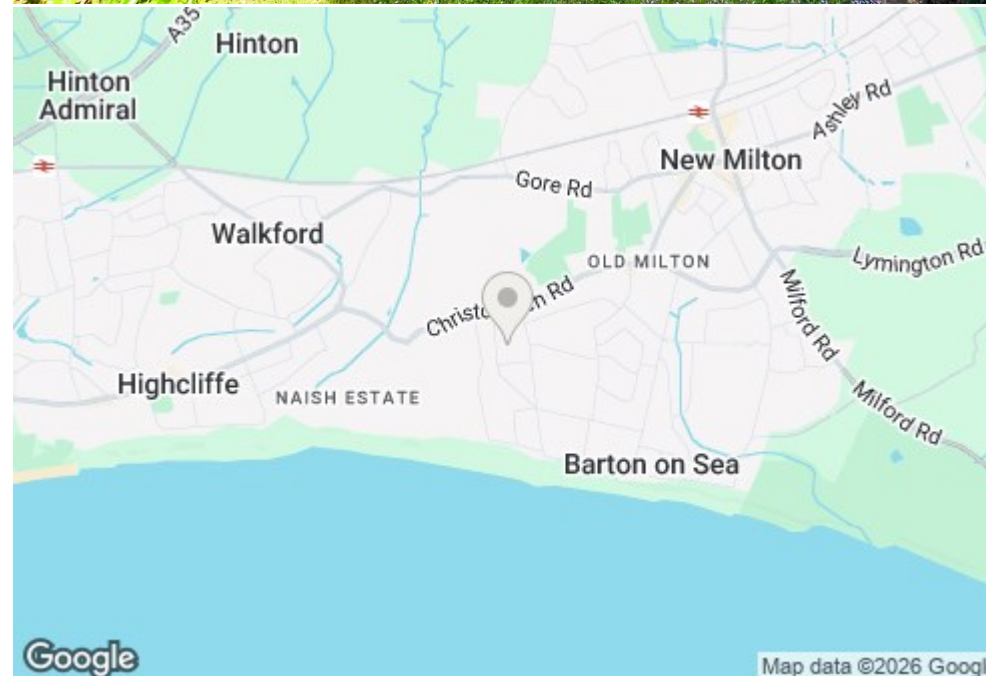
Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 109.1 sq. metres (1174.7 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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