



*34, Farm Lane South, Barton on Sea, New Milton, BH25 7BR*

*£899,950*

**Mitchells**

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*West Lodge  
34 Farm Lane South  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BR*

A beautifully presented and deceptively spacious chalet style property offering versatile accommodation, situated on one of Barton on Sea's finest roads. The property combines modern living with many characterful features throughout, including four large bedrooms, an impressive kitchen/living room, a separate sitting room, three bathrooms, a boot room/utility area, a large driveway providing off road parking and leading to the garage, and a private, secluded rear garden.

- Impressive Open Plan Kitchen/Living Room
- Separate Sitting Room
- Utility/Boot Room
- Ground Floor Bedroom & Shower Room
- Versatile Ground Floor Fourth Bedroom/Study
- Two First Floor Bedrooms, Both With En-Suites
- Large Driveway With A Detached Garage
- Private & Secluded Rear Garden
- Walking Distance Of Long Meadow & The Clifftop
- Vendor Suited



# The Property

Entrance porch with timber front door and door leading through to the hallway.

The hallway features timber effect flooring, stairs to the first floor landing, and a useful understairs storage cupboard.

An impressive open plan kitchen/living space with timber flooring throughout, recessed ceiling spotlights, and double casement doors opening onto the rear garden. The kitchen is fitted with modern shaker style wall and base units offering plenty of storage, with contrasting quartz effect worktops. Integrated appliances include a five ring induction hob with an extractor fan over, a dishwasher, a bin drawer, a raised double electric ovens, and space for an American style fridge/freezer. There is a butler style sink unit with mixer tap, enjoying an outlook over the rear garden. The living space is generous in size, featuring a breakfast bar with space for four chairs, room for a six seater dining table and chairs, and an area ideal for sitting room furniture.

A separate utility/boot room with tiled flooring, UPVC double glazed windows set above a dwarf brick wall, a polycarbonate roof, space and plumbing for a washing machine, fitted storage, and a butler sink with mixer tap and additional showerhead attachment. A UPVC door provides direct access to both the front and rear.

The ground floor shower room has fully tiled walls and flooring, recessed ceiling spotlights, and an extractor fan. The modern suite comprises a wall hung wash hand basin with mixer tap and storage beneath, a concealed cistern WC, a chrome ladder-style heated towel rail, and a waterfall shower with a handheld shower attachment, a folding glass screen, and discreet built-in shelving.

The third bedroom on the ground floor is an impressive king size room, featuring an excellent range of fitted wardrobes, a dressing table, and a pleasant outlook over the front of the property.

The separate sitting room enjoys a lovely double aspect with a feature bay window overlooking the front, carpeted flooring, and a gas fireplace, complemented by wall and ceiling lighting.

Bedroom four is a good sized double bedroom with an outlook to the side of the property and is currently used as a study or home office.

The first floor landing has a large window overlooking the rear garden.

Bedroom one benefits from fitted wardrobes, carpeted flooring, a UPVC window, and both ceiling and wall lighting. A door leads through to the en-suite bathroom, which has tiled flooring and fully tiled walls. The modern suite comprises a freestanding roll-top bath with mixer tap, a UPVC double glazed window, a wash hand basin with mixer tap and storage beneath, a WC, and a useful storage cupboard.

Bedroom two overlooks the rear garden and offers excellent storage, including double wardrobes. This room also benefits from an en-suite wet room with a UPVC window, recessed ceiling spotlights, an extractor fan, and a modern suite comprising a wall mounted wash hand basin with mixer tap and storage beneath, a chrome heated towel rail, and a waterfall shower with handheld attachment.





## Gardens & Grounds

To the front of the property is a large tarmac driveway that leads down the side to the detached garage. There are also steps leading to a paved patio pathway, which provides access to the front door, and an area of lawn with mature shrubs offering excellent privacy.

The garage is currently used as a workshop and features an up and over door, power, and lighting. It measures approximately 9.8m by 3.3m and includes a pedestrian gate leading to the rear garden.

The rear garden benefits from a high degree of privacy and seclusion. It comprises a large paved patio area, a generous lawn, mature shrubs bordering the space, timber gates leading to the side of the property, a summerhouse, and an additional seating area with paved patio, raised beds, and further seating.

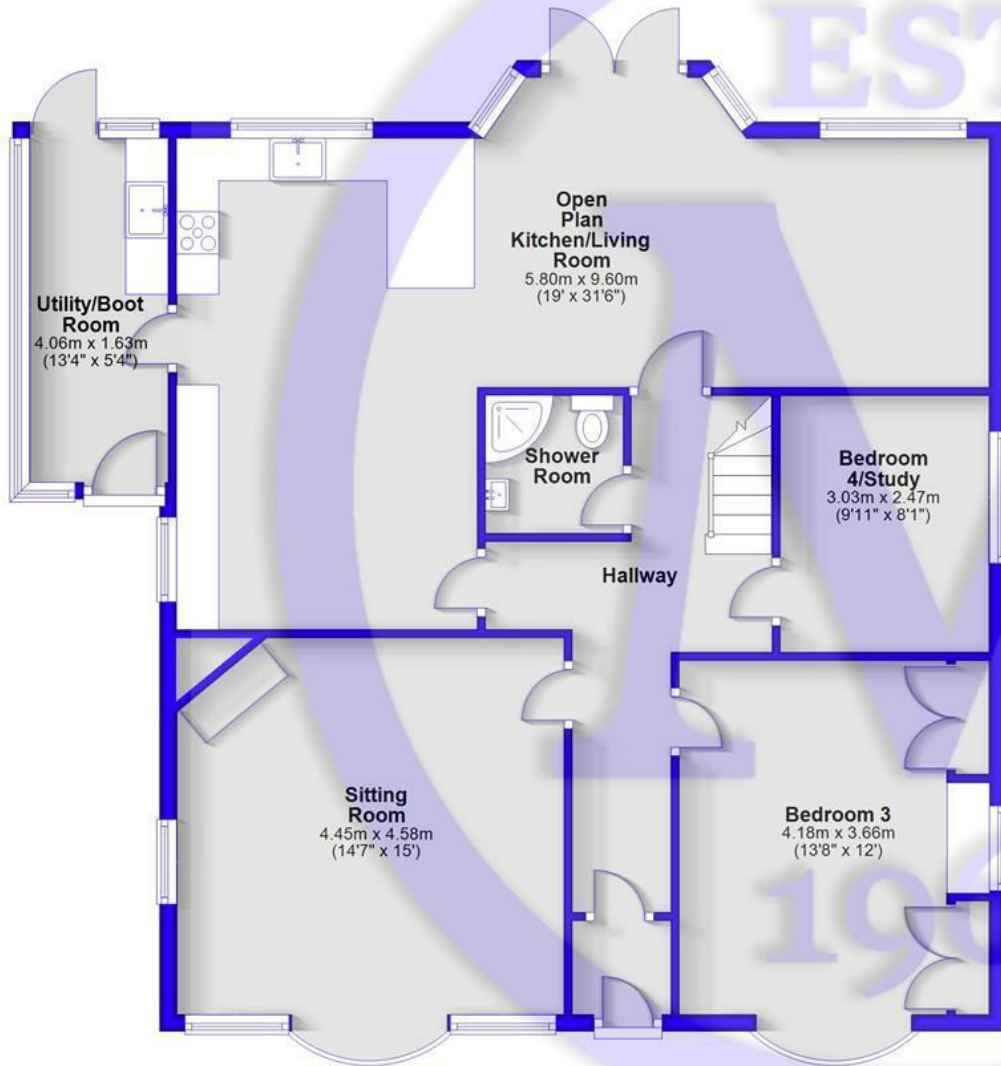
## Services

Mains gas, electricity, water and drainage

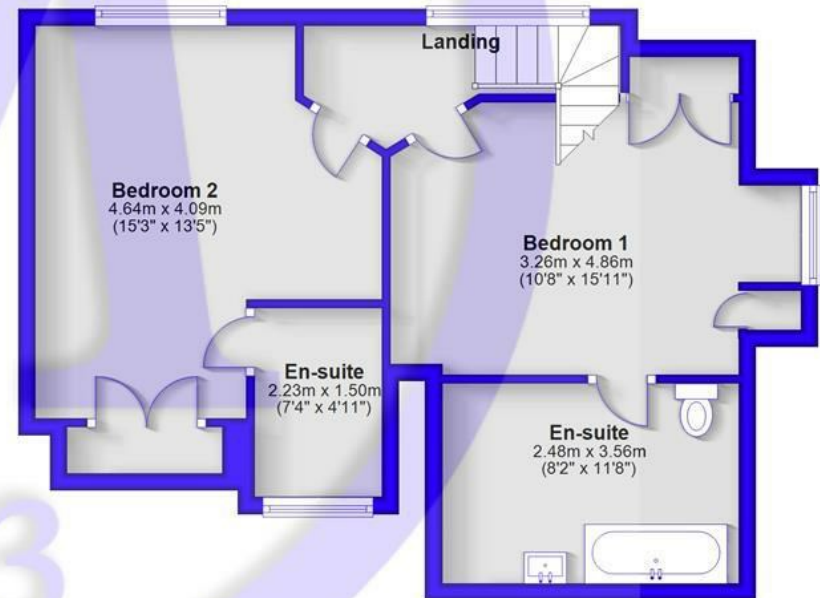
Council Tax Band: F

Energy Performance Certificate (EPC) Rating:

**Ground Floor**  
Approx. 108.7 sq. metres (1170.4 sq. feet)



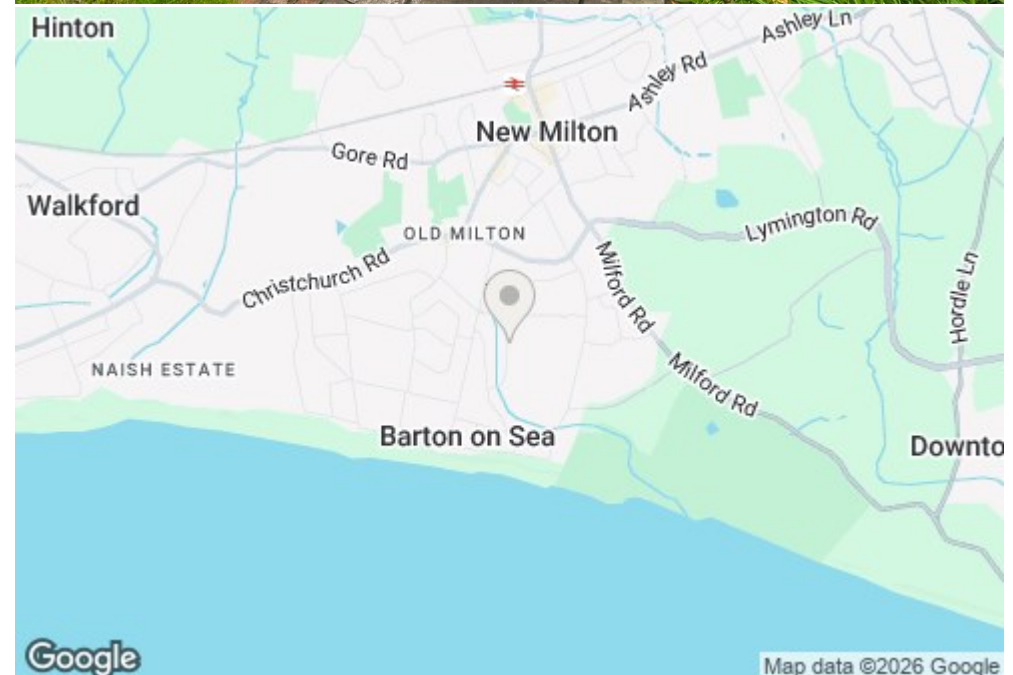
**First Floor**  
Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 157.0 sq. metres (1689.7 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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