



16, Eldon Avenue, Barton on Sea, New Milton, BH25 7LL

£825,000

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*16 Eldon Avenue
Barton on Sea
New Milton
Hampshire
BH25 7LL*

A stunning, individual four double bedroom, three bath/shower room detached chalet style property, which has recently been thoughtfully extended and comprehensively modernised to an excellent standard of specification in recent years. It occupies a lovely, peaceful position within easy walking distance of the beautiful Barton on Sea clifftop and beach. Other features of this fine, individual home include an outstanding living/dining/kitchen area to the rear of the property with sliding doors onto the landscaped garden, two ground floor bedrooms, flexible accommodation, a useful separate utility room, and an impressive entrance hall with an oak staircase.

- Entrance Hall
- Living/Dining/Kitchen Area
- Utility Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Two First Floor Double Bedrooms
- En-Suite Shower Room
- En-Suite Bathroom
- Off Road Parking
- Landscaped Gardens



The Property

Spacious entrance hall with an impressive oak and glass staircase to the first floor, recessed lighting, attractive floor tiling, recessed ceiling spotlights, and underfloor heating.

A remarkably spacious living/dining/kitchen area benefits from a triple aspect, with three high level double glazed Velux windows providing an abundance of light, ample room for a dining table and living furniture, extensive glazing across the rear elevations offering a lovely outlook and access onto the rear garden. The spacious kitchen area is fitted with an excellent range of high quality modern units, soft closing drawers and doors, quartz worktops, and an undermounted one and a half bowl sink unit with a mixer tap. Integrated appliances include AEG twin ovens, an additional combination oven, a touch control induction hob with a contemporary extractor unit above, a full height fridge, a separate freezer, and a dishwasher. There is also an island unit with an adjacent breakfast bar, tiled flooring and, recessed ceiling spotlights.

Useful separate utility room with a further range of storage cupboards, a sink unit with mixer tap and water softener, a wall mounted Worcester gas fired boiler, space and plumbing for a washing machine and tumble dryer, tiled flooring, and a UPVC double glazed door to the outside.

Two ground floor double bedrooms, both with recessed ceiling spotlights.

Ground floor shower room fitted with a modern white suite comprising a large shower cubicle with glass shower screen and thermostatically controlled shower, a wash basin with storage beneath, a WC, tiled flooring, fully tiled walls, recessed ceiling spotlights, and an extractor fan.

First floor landing with a double glazed Velux window.

Two first floor double bedrooms, with the master bedroom benefiting from built-in bedroom furniture, feature glazing, and a luxury en-suite bathroom fitted with a modern white suite comprising a tiled panelled bath with shower over, a wash basin with storage beneath, a WC, fully tiled walls, tiled flooring, recessed ceiling spotlights, and an extractor fan.

The second/guest bedroom also has en-suite facilities, including a corner shower cubicle with thermostatically controlled shower, a wash basin with storage beneath, a WC, tiled flooring, recessed ceiling spotlights, an extractor fan, and part tiled walls.





Gardens & Grounds

The property sits within superbly landscaped gardens, with the front bordered by a low brick wall separating it from the pavement. A paved hardstanding provides off road parking, with an adjoining decorative shingle area offering additional off road parking if required.

To the rear of the property, there is a paved patio area leading to a predominantly lawned garden featuring a central patio, raised colourful flower and shrub beds, an ornamental fishpond, a large timber garden chalet with power and lighting, and a greenhouse.

Services

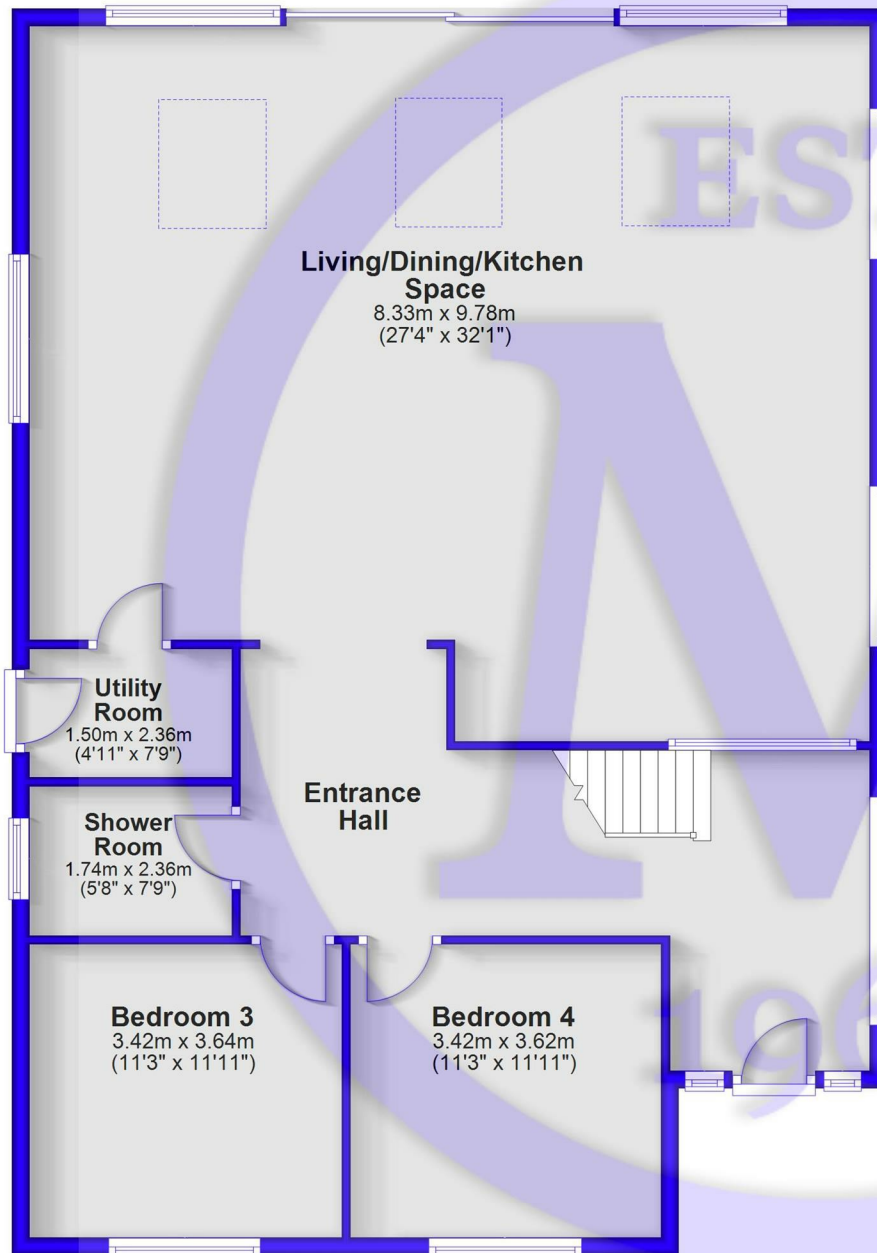
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: C

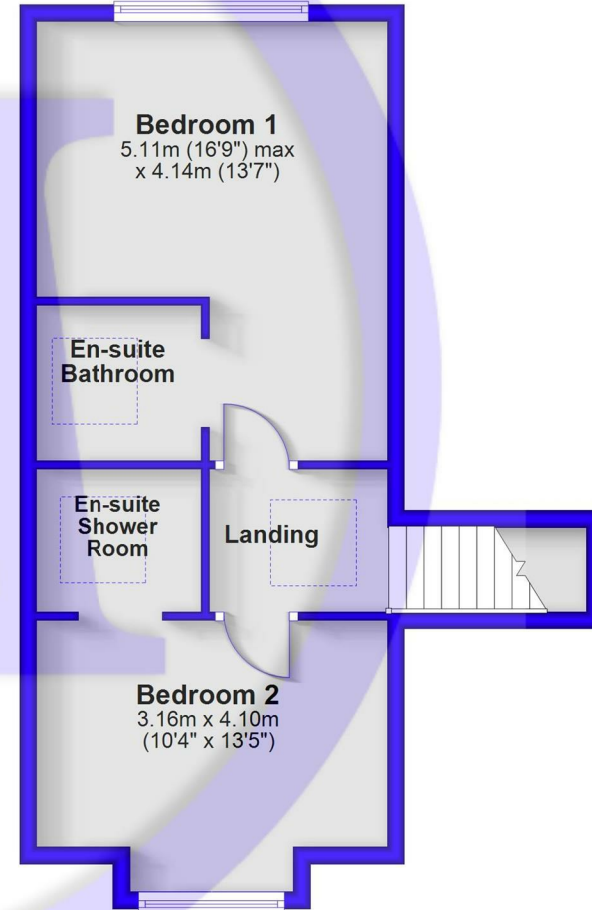
Ground Floor

Approx. 133.2 sq. metres (1434.3 sq. feet)



First Floor

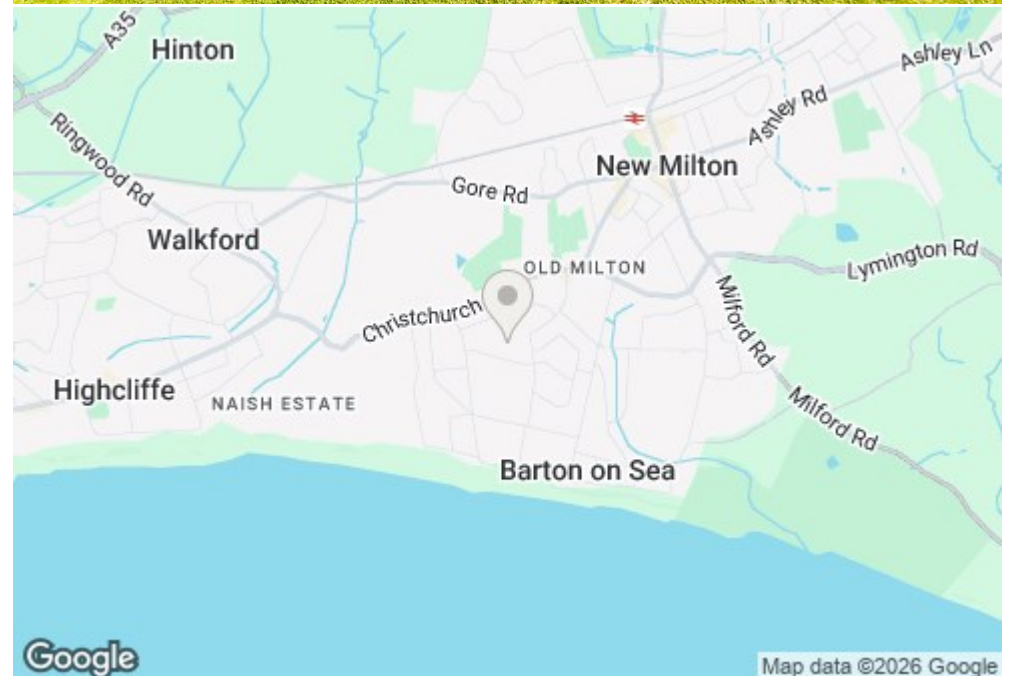
Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 176.1 sq. metres (1895.5 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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