



15 Barton Court Avenue, Barton on Sea, BH25 7EP

£830,000

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*15 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7EP*

A substantial, traditional four bedroom detached family house situated in a sought after, tree lined avenue within easy walking distance of the beautiful Barton on Sea clifftop and beach. The property has been well maintained throughout and features include two large reception rooms, a superb modern kitchen/breakfast room, a separate utility room, a modern bathroom, good off road parking, private gardens, a Pod Point EV charger, and excellent decorative order. An internal viewing is strongly recommended.

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom
- Off Road Parking
- Private Gardens
- Pod Point EV Charger



The Property

Reception hall with a hardwood front door, stairs to the first floor, and attractive tile effect flooring.

Spacious sitting room with a feature UPVC double glazed bay window, a timber fire surround with a tiled backing and hearth, and a recessed open fire.

Separate dining room with a timber fire surround, stone backing and hearth, inset living flame gas fire, attractive tile effect flooring, twin casement doors to the outside, and a lovely private outlook over the rear garden.

Kitchen/breakfast room, the kitchen area featuring a good range of modern wall and base units, contrasting dark worktops, an inset one and a half-bowl sink unit with mixer tap, twin integrated Hotpoint electric ovens, a fridge, a separate freezer, touch control induction hob with extractor over, recessed ceiling spotlights, space for a dishwasher, breakfast bar, ample room for a sofa and kitchen table, and a UPVC sliding door to the outside.

Useful separate utility room with further wall and base units, contrasting dark worktop, inset sink unit with mixer tap, integrated washing machine, space for tumble dryer and larder fridge, recessed ceiling spotlights, wall mounted Vaillant gas fired boiler, and tile effect flooring.

Ground floor cloakroom fitted with a modern white suite and attractive wall tiling.

First floor landing with a storage cupboard and a double airing cupboard.

Four good-sized bedrooms, two of which feature bay windows, and one with a built-in, floor to ceiling, wall to wall wardrobe. The master bedroom has a cast iron fireplace with a stone hearth and is large enough to accommodate an en-suite shower room, if required.

Fully tiled family bathroom fitted with a modern white suite comprising a bath with a mixer tap, a large shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, tiled flooring, recessed ceiling spotlights, and a heated towel rail.





Gardens & Grounds

The property is accessed by twin timber gates leading to a block paved driveway, providing good off road parking. On either side of the property are further sets of twin timber gates, offering side access to two useful parking and storage areas, suitable for a caravan or boat if required. High level mature hedging provides privacy from the road.

Adjoining the rear of the property is a large area of textured paved patio, with the remainder of the garden laid mainly to well kept lawn, a large timber shed, and a good degree of privacy and seclusion.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed

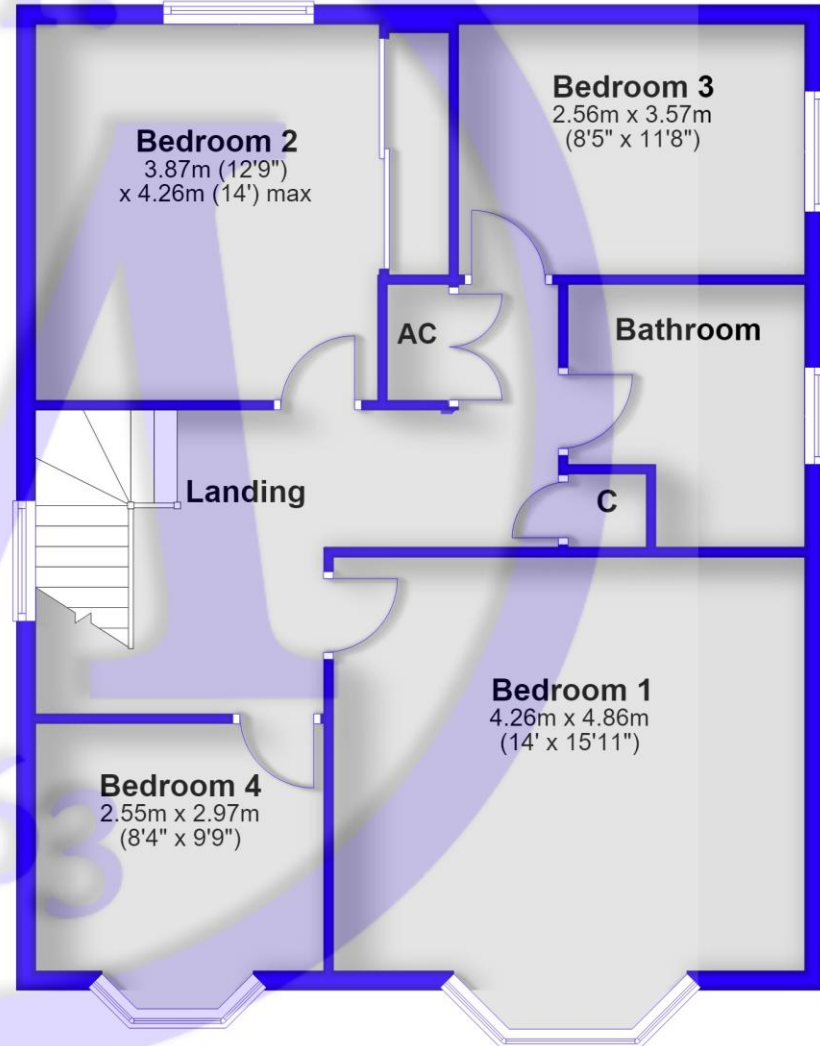
Ground Floor

Approx. 80.7 sq. metres (868.9 sq. feet)



First Floor

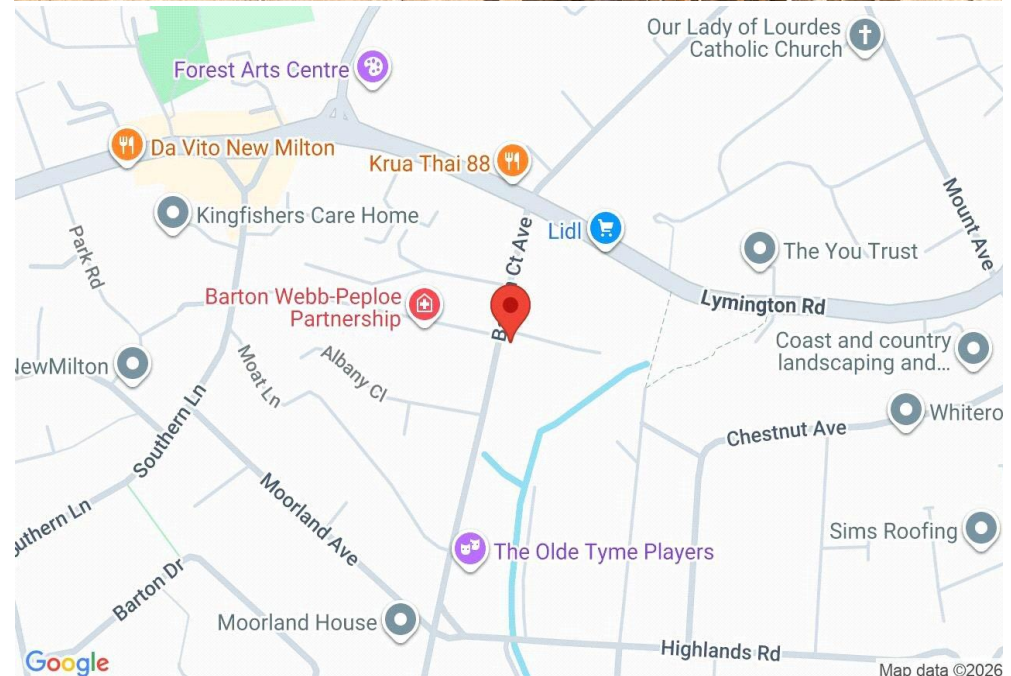
Approx. 77.8 sq. metres (837.3 sq. feet)



Total area: approx. 158.5 sq. metres (1706.2 sq. feet)

Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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