



8 Spinacre, Barton on Sea, BH25 7DF

£745,000

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*8 Spinacre
Barton on Sea
New Milton
Hampshire
BH25 7DF*

A superbly positioned, four bedroom, two reception room detached family house occupying arguably the finest location on this popular modern development, within easy reach of the beautiful Barton on Sea clifftop and beach. The property sits on a fantastic landscaped plot with large front and rear gardens. Other features include an attached double garage, a good sized modern kitchen/breakfast room, a useful separate utility room, a UPVC double glazed conservatory, and an en-suite to the master bedroom. An internal viewing is strongly recommended.

- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Double Garage & Off Road Parking
- Private Gardens



The Property

Lovely front conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, tiled flooring, and a lovely private outlook over the front garden.

Entrance hall with a coats cupboard, an attractive staircase to the first floor, and an understairs storage cupboard.

Good sized sitting room benefiting from a double aspect, an attractive stone fireplace with a living flame gas wood burning effect stove, a bay window to the front aspect, and glazed double doors through to the separate dining room.

Dining room with ample room for a large dining table and UPVC double glazed sliding doors onto the patio and rear garden.

Modern kitchen/breakfast room fitted with a range of high quality wall and base units, soft closing drawers and doors, and quartz worktops, upstands, and breakfast bar. There is an undermounted Blanco one and a half-bowl sink unit, and integrated appliances include a Siemens electric oven, grill, touch control induction hob, extractor fan, and dishwasher. There is attractive timber effect flooring, recessed ceiling spotlights, space for an American style larder fridge, and twin UPVC double glazed casement doors onto the rear garden.

Useful separate utility room with a further range of modern units, a quartz worktop and upstands, an inset Blanco sink unit with a mixer tap over, space for a washing machine and tumble dryer, a wall mounted Worcester gas fired boiler, and a UPVC double glazed door to outside.

Ground floor cloakroom fitted with a modern white suite and tiled flooring.

First floor landing with a trap to the roof space.

Four good sized first floor bedrooms, all with built-in wardrobes. The master bedroom benefits from a fully tiled en-suite shower room comprising a large walk-in shower cubicle with a thermostatic controlled shower, a wash basin with storage beneath, a WC, tiled flooring, a ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

Luxury family bathroom fitted with a modern white suite comprising a panel bath with a mixer tap over, a separate corner shower cubicle with a thermostatic controlled shower, a wash basin with storage beneath, a WC, tiled flooring, recessed ceiling spotlights, an extractor fan, and a ladder style heated towel rail.





Gardens & Grounds

The gardens are a particular feature of this property, having been well landscaped and occupying probably the largest plot on the development.

The large front garden has a tarmac driveway providing good off road parking, with the remainder laid mainly to lawn, well stocked colourful flower and shrub borders, a greenhouse, and side access.

The attached double garage has an electrically operated roller door, power, and light.

Adjoining the rear of the property is an area of Indian sandstone patio leading to two areas of well kept lawn with mature and colourful borders, and two timber garden summerhouses.

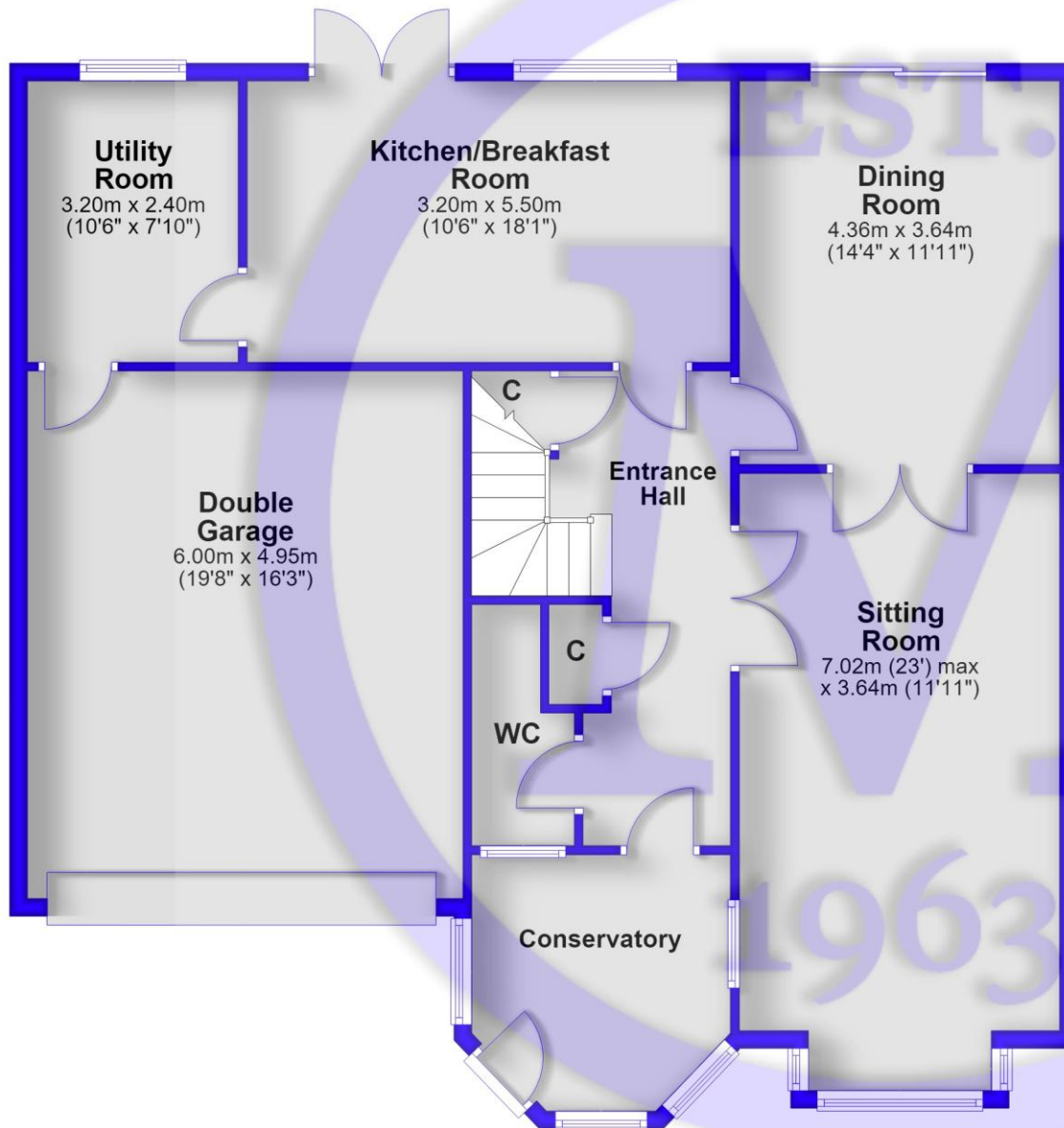
Services

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



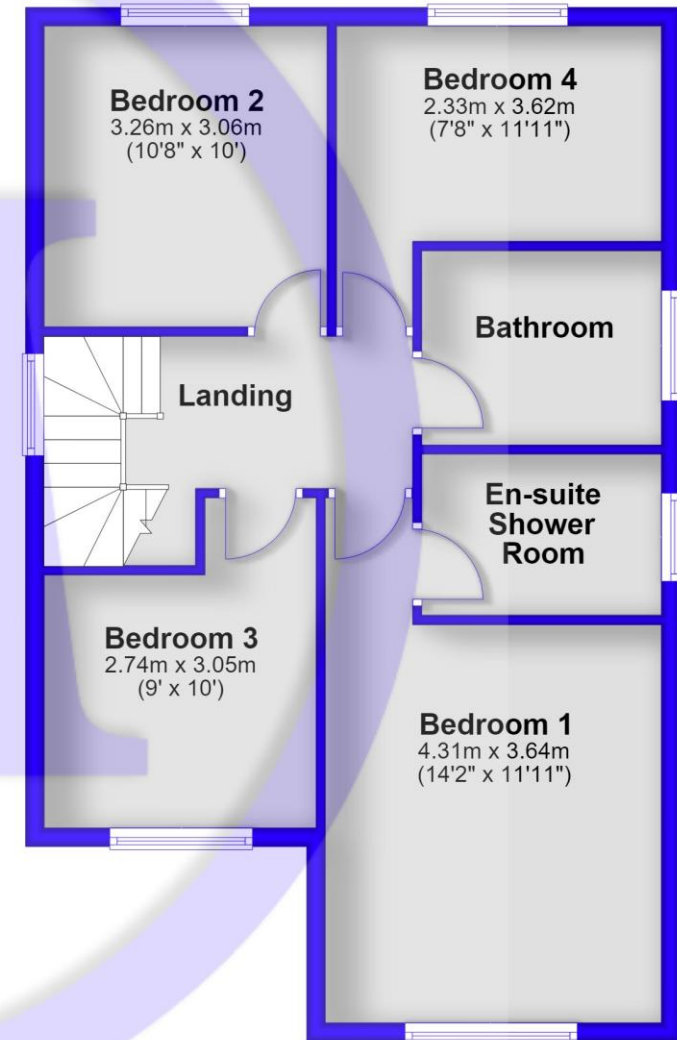
Ground Floor

Approx. 122.6 sq. metres (1320.0 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.3 sq. feet)

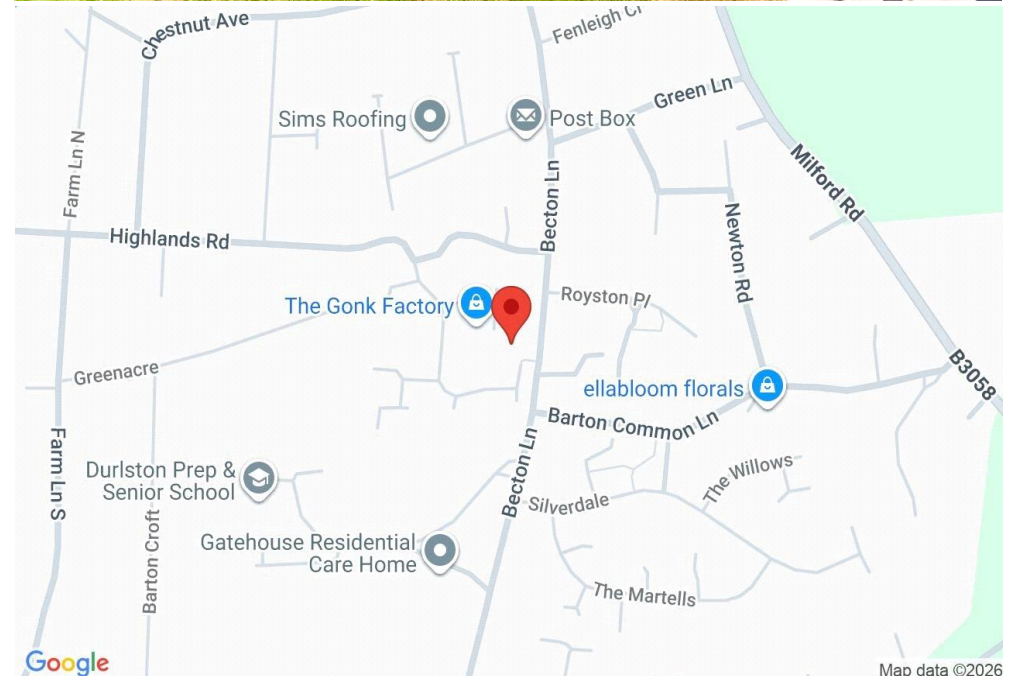


Total area: approx. 188.8 sq. metres (2032.4 sq. feet)



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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