



5 Creek House, Barton Common Road, Barton On Sea, BH25 5PR

£1,775,000

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*5 Creek House
Barton Common Road
Barton On Sea
New Milton
Hampshire
BH25 5PR*

A stunning modern detached residence forming part of an exclusive, high quality development, enviably located in a private position on arguably Barton on Sea's finest road. The property sits on a beautifully landscaped plot of over a quarter of an acre and benefits from spacious, bright, and airy accommodation, including four double bedrooms, three bath/shower rooms, and an extensive balcony offering a lovely outlook over the gardens. It features an impressive sitting/dining area, a kitchen/breakfast room extending across the rear of the property, a double garage, an adjoining carport, a security entry system, and a host of modern technology features.

- Sitting/Dining Room
- Snug Lounge
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Four Bedrooms
- Dressing Room
- En-Suite Bathroom
- Family Bathroom
- En-Suite Shower Room
- Balcony
- Garden Studio
- Double Garage
- Carport
- Landscaped Gardens



The Property

Entrance hall with feature timber flooring, a double storage cupboard, and a stunning circular staircase to the first floor.

Impressive double aspect, spacious living/dining area with two sets of oversized sliding doors onto the patio, attractive timber flooring, and a beautiful private outlook over the rear garden.

Luxury kitchen/breakfast room fitted with a range of high quality wall and base units, soft closing drawers and doors, quartz worktops and upstands, a double bowl sink unit with a Quooker tap, a central island unit with a breakfast bar and quartz worktops, and sliding doors onto the patio and rear garden. Integrated appliances include a Siemens oven, grill, warming drawer, touch control induction hob with integrated extractor, a full height fridge, a freezer, a dishwasher, and a wine fridge.

Snug lounge with built-in storage, air conditioning, and a pleasant outlook to the front.

Useful separate utility room with a further range of wall and base units, a stone effect worktop, an inset sink unit with mixer tap, space for a washing machine and tumble dryer, tiled flooring, and an airing cupboard.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with a storage cupboard.

Four good sized bedrooms, three with built-in wardrobes, one with a Juliet balcony. The master and guest bedrooms have a luxury en-suite facilities and direct access onto the superb large balcony providing a lovely outlook over the gardens.

Fully tiled family bathroom with a tiled panelled bath, a separate shower cubicle, a wash basin with storage beneath, and a WC.

There is underfloor heating throughout, control panels, a security entry system in the main property and garden studio, a Vent-Axia clean air system, and remote access to the heating and lighting systems.





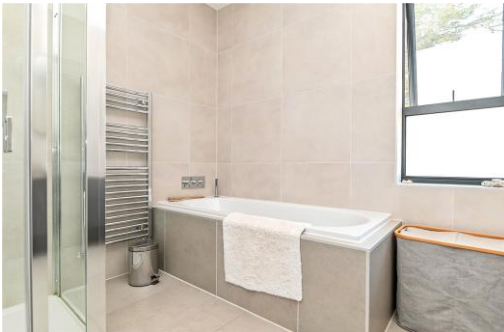
Gardens & Grounds

The property sits on a beautifully landscaped private plot of over a quarter of an acre.

The front garden is accessed via twin remote control electric gates, leading to a large parking area that provides excellent off road parking.

Double garage with an electrically operated up and over door, power, lighting, and a Zappi electric car charger. Adjoining carport providing covered parking for a third vehicle.

The rear garden has been extensively landscaped with a large area of Indian sandstone patio adjoining the property, leading to a spacious, well kept lawn with colourful flower and shrub borders. A timber pergola provides an ideal outside dining space, and there is a high quality garden studio with power and lighting.

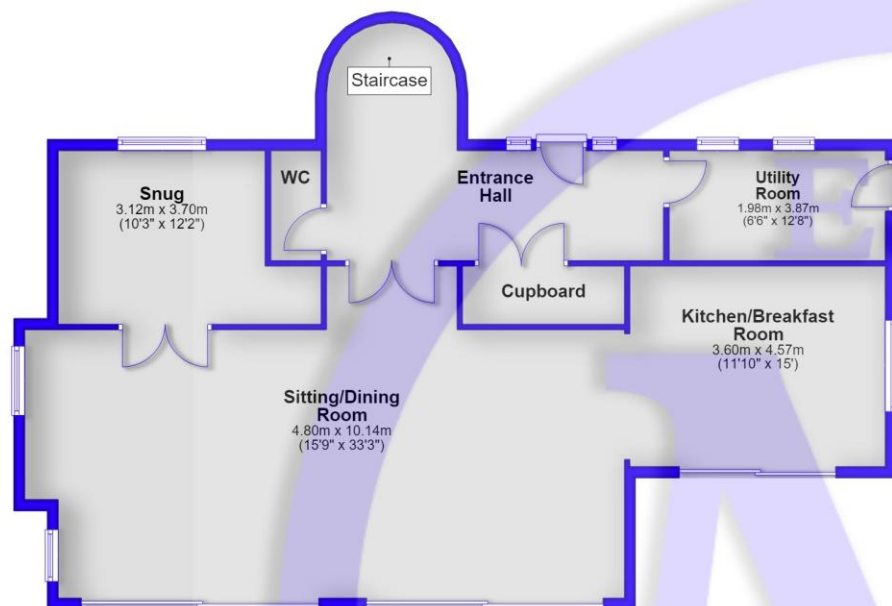


Services

- Mains gas, electricity, drainage and water
- Council Tax Band: G
- Energy Performance Rating: B

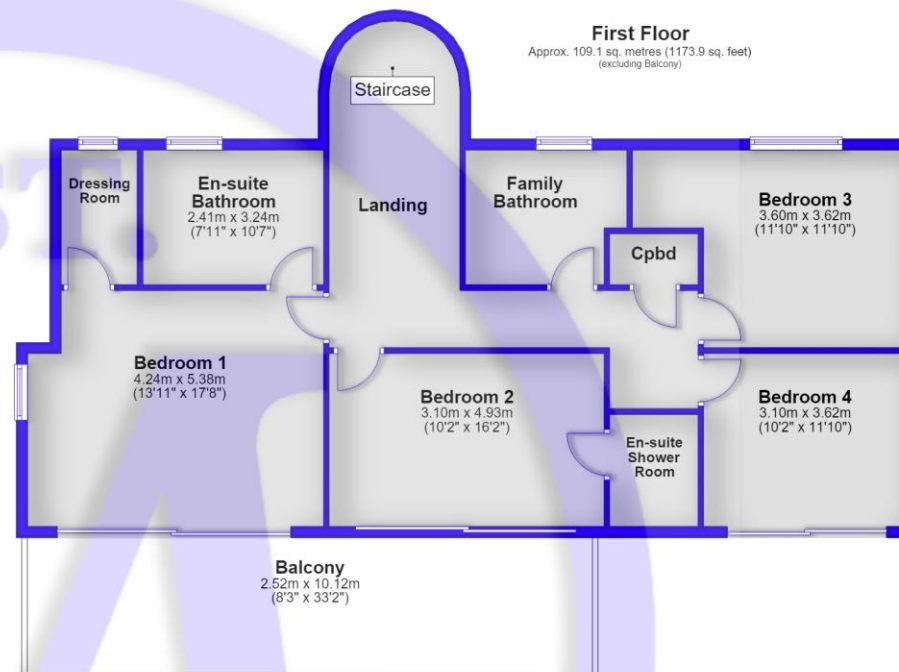
Ground Floor

Approx. 112.3 sq. metres (1208.9 sq. feet)



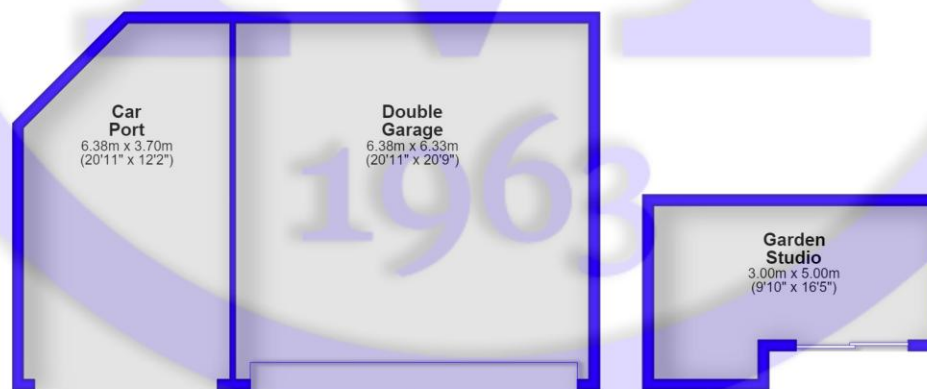
First Floor

Approx. 109.1 sq. metres (1173.9 sq. feet)
(excluding Balcony)



Garage, Car Port & Garden Studio

Approx. 77.1 sq. metres (830.0 sq. feet)

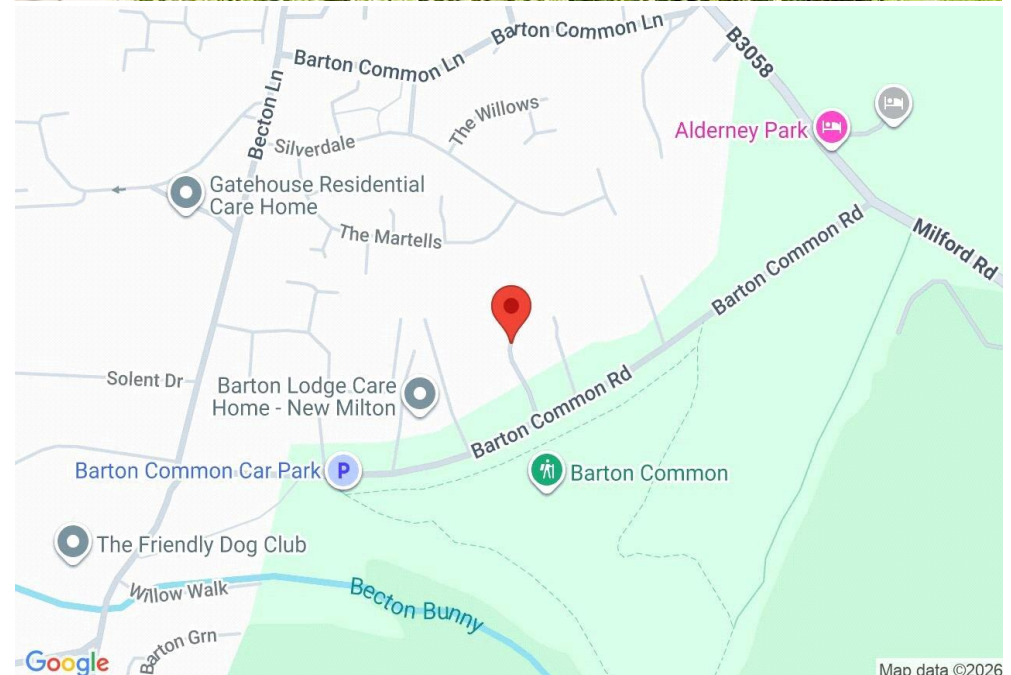


Total area: approx. 298.5 sq. metres (3212.8 sq. feet)



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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