



48 Barton Drive, Barton on Sea, BH25 7JJ

£895,000

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*48 Barton Drive
Barton on Sea
New Milton
Hampshire
BH25 7JJ*

An exceptional four double bedroom detached chalet style bungalow, presented in superb order throughout, having been extensively and professionally refurbished and extended in recent years. This stunning property now offers an impressive kitchen/dining/living space with doors opening onto the rear garden, in addition to a spacious separate sitting room, flexible accommodation including two ground floor bedrooms, one with a dressing room and en-suite shower room, a useful separate utility room, a well landscaped and private garden, and a 7kw EV charging point. The property is also within easy walking distance of the beautiful Barton on Sea clifftop and beach. An internal viewing is strongly recommended to fully appreciate the quality and size of the property.

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



The Property

Entrance hall with an impressive timber and glass staircase leading to the galleried landing.

Spacious sitting room with built-in shelving, a UPVC double glazed window to the front aspect, and recessed ceiling spotlights.

Stunning large kitchen/dining/living space, with the kitchen area having an excellent range of high quality modern wall and base units, soft closing drawers and doors, stone worktops and upstands, an undermounted Blanco sink unit with a mixer tap over, an island unit with a breakfast bar, recessed ceiling spotlights, a Neff extractor fan, attractive timber effect flooring, a contemporary radiator, and ample room for a dining table. Integrated appliances include a Neff electric oven, combination oven, a fridge, a separate freezer, a touch control induction hob, and a dishwasher. Sitting area with a feature wood burning stove, recessed ceiling spotlights, and UPVC double glazed casement doors opening onto the patio and rear garden.

Useful separate utility room with space for a washing machine and tumble dryer, further built-in storage units, a timber effect worktop, a stainless steel sink unit with a mixer tap over, and a boiler cupboard housing a wall mounted gas fired boiler.

Ground floor cloakroom fitted with a modern white suite.

Two ground floor double bedrooms, with the master bedroom benefitting from a feature UPVC double glazed bay window, a walk-in dressing room, and an en-suite shower room fitted with a modern white suite and tiled flooring.

Two large first floor double bedrooms, both with double aspects and built-in wardrobes.

First floor bathroom fitted with a modern white suite comprising a panelled bath with a Mira shower over and a glass shower screen, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

The property sits on a well landscaped plot, with the front garden benefiting from an in/out shingle driveway providing excellent off road parking and an a 7kw EV charging point.

Twin double gates provide side access and lead to the detached single garage, which has an up and over door, power, lighting, and a door to the rear garden.

The rear garden is a particular feature of the property, having a large area of paved patio, raised sleeper beds, a rockery, and mature borders. There is a good sized area of lawn, a high degree of privacy, a timber garden shed, and a sunny aspect.

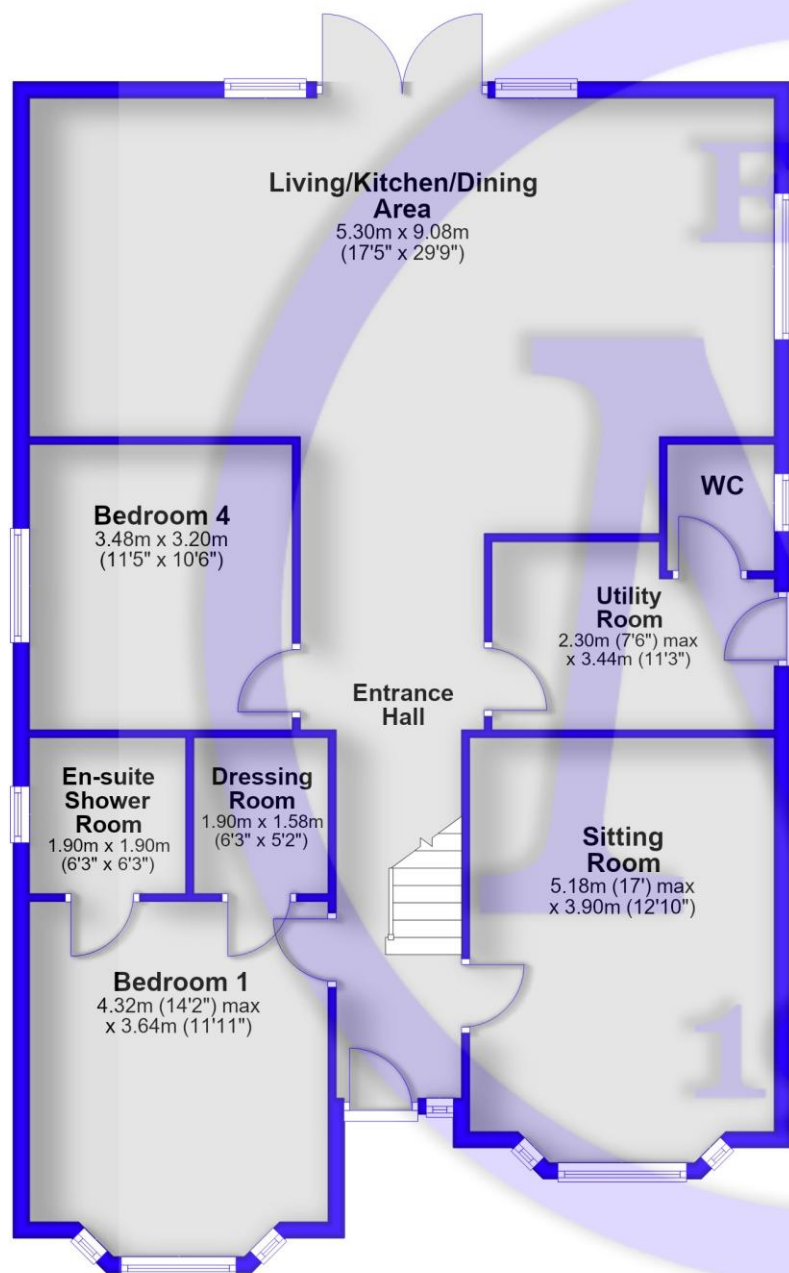


Services

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

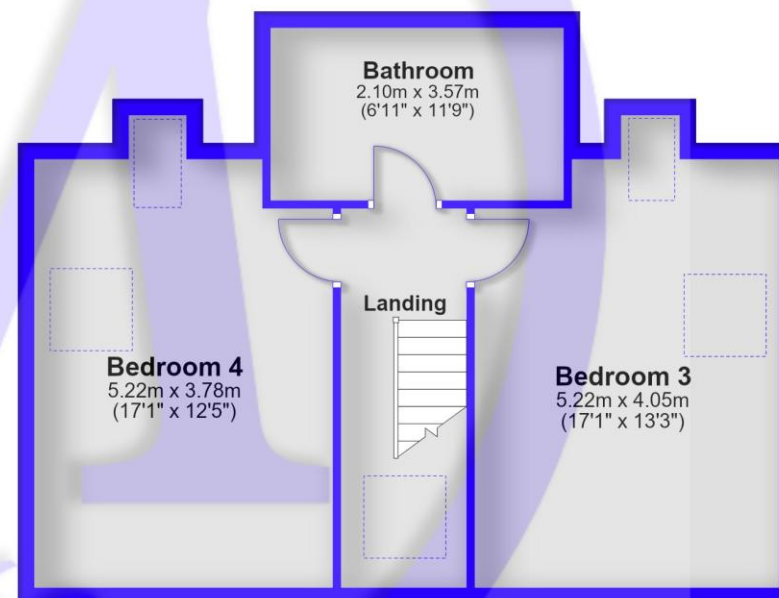
Ground Floor

Approx. 119.2 sq. metres (1282.6 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.5 sq. feet)

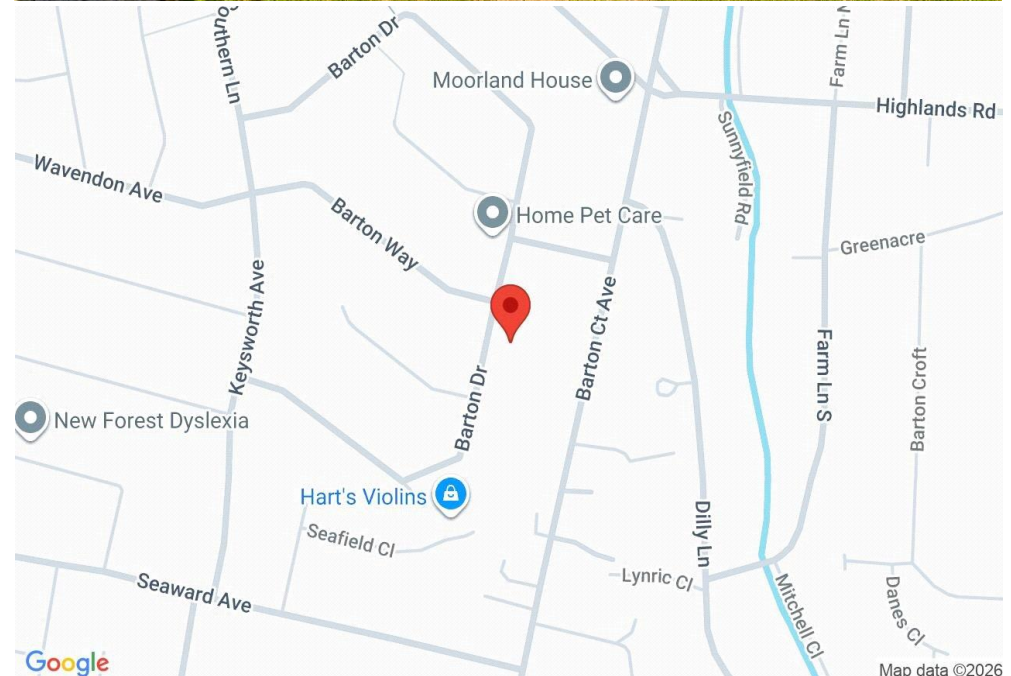


Total area: approx. 173.0 sq. metres (1862.1 sq. feet)



Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





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