



The Old Cottage, Meadow Way, Barton on Sea, BH25 7AN

£725,000

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The Old Cottage
Meadow Way
Barton on Sea
New Milton
Hampshire
BH25 7AN

This truly stunning character cottage is situated in a unique position alongside Long Meadow and just a short walk from Barton on Sea clifftop and beach. The property offers bright and spacious accommodation, with features including two lovely reception rooms, luxury kitchen and bathrooms, a separate utility room, parking, and a private, secluded garden. The property also comes with planning permission for a further extension. Offering plenty of character and charm, a viewing comes highly recommended.

- Entrance Porch
- Through Sitting/Dining Room
- Separate Snug
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Utility Room
- Four First Floor Double Bedrooms
- First Floor Family Bathroom
- Garage
- Parking
- Secluded Garden



The Property

Entrance porch with attractive wood panelling, a pitched roof, and access through to the sitting/dining room.

The sitting/dining room is a particularly spacious room with an attractive bay window to the front, a built-in wood burning stove, modern central heating, and access through to the snug.

The snug enjoys a bright double aspect, with a feature bay window to the side, sliding patio doors opening onto the rear garden, and a wall mounted TV aerial point.

The luxury kitchen/breakfast room is fitted with a fantastic range of shaker style wall and base units, a contrasting quartz worktop, a butler style sink with a mixer tap over and drainer, a breakfast bar, and an outlook over the rear garden. Integrated appliances include a five burner induction hob with an extractor fan over, a Neff dishwasher, an eye level double oven, and a fridge/freezer. A pedestrian door gives access to the rear gate and garden.

Utility room with matching shaker style base units, a stainless steel sink with a mixer tap over, a quartz worktop, and space and plumbing for a washing machine and tumble dryer.

Ground floor shower room with a modern suite comprising a walk-in double shower with thermostatic shower attachments and folding glass shower doors, a pedestal wash hand basin with a mixer tap over, a WC, a chrome heated towel rail, and a mirror fronted medicine cabinet.

Four first floor double bedrooms, all benefiting from built-in storage, with three of the bedrooms enjoying an outlook towards Long Meadow.

The family bathroom has been beautifully fitted with a roll-top bath with a mixer tap over and handheld shower attachments, a pedestal wash hand basin with a mixer tap over, a WC, and a heated towel rail.





Gardens & Grounds

To the front of the property, there is a pathway accessed via an attractive picket gate, which leads to the front door and continues around to the rear garden.

To the side of the property, there is a single garage, which currently has planning permission for a first floor extension above.

The rear garden is extremely private and secluded, enjoying a bright southwesterly aspect and a large patio. The remainder of the garden is laid to lawn, with mature planting and high level hedging making it extremely private and secluded. A rear gate gives access to further parking.



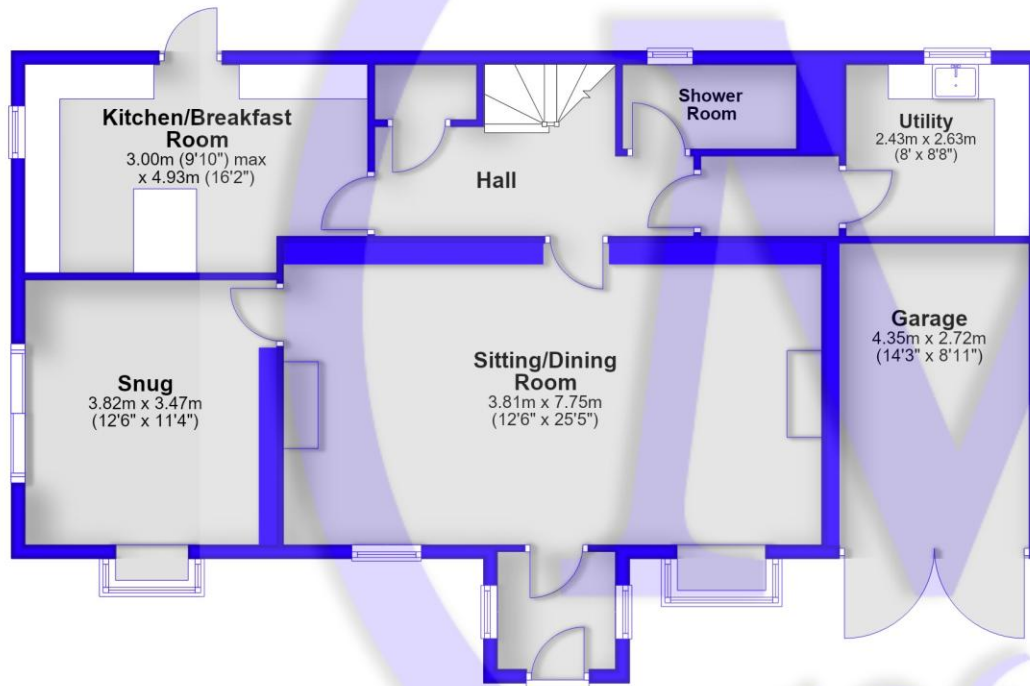
Services

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

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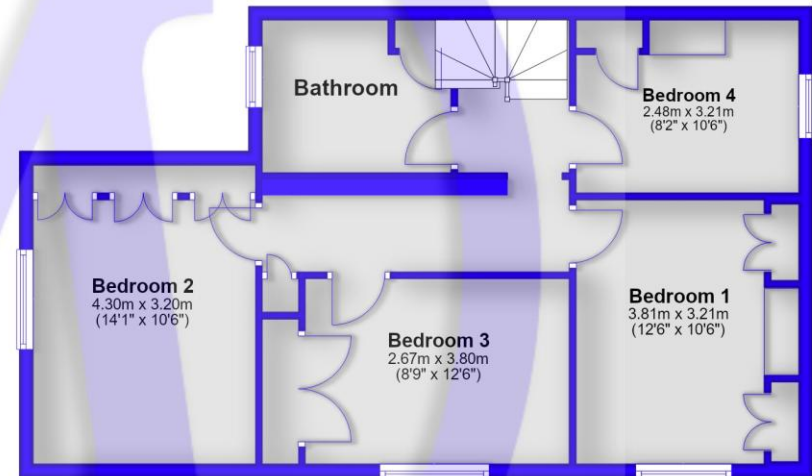
Ground Floor

Approx. 103.7 sq. metres (1116.3 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



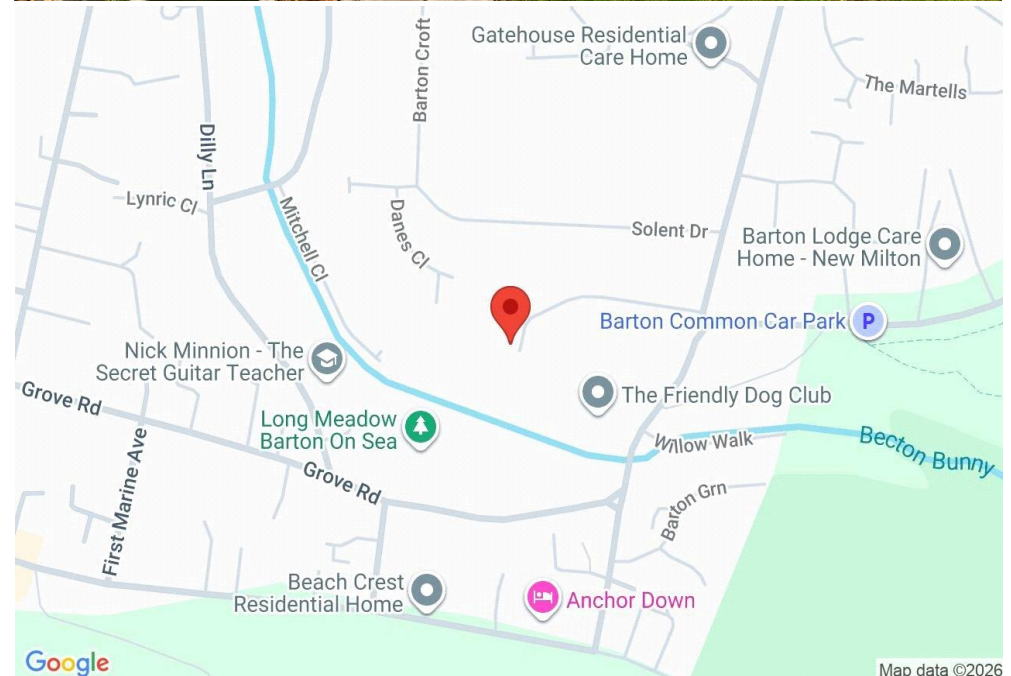
Total area: approx. 167.3 sq. metres (1800.6 sq. feet)

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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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