



26 Wavendon Avenue, Barton on Sea, BH25 7LS

£775,000

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Virtually Staged

*26 Wavendon Avenue
Barton on Sea
New Milton
Hampshire
BH25 7LS*

A stunning three double bedroom detached single storey residence, recently professionally extended and comprehensively modernised to a stylish contemporary design. The property is situated in a popular position within easy walking distance of the beautiful Barton on Sea clifftop and beach, is offered with no forward chain, and other features include a luxury bathroom and en-suite shower room, a south facing rear garden, a garden office, good off road parking, and attractive timber boarded and rendered elevations. An internal viewing is strongly recommended to fully appreciate the style and quality of the property.

- Entrance Hall
- Open Plan Living/Dining/Kitchen Space
- Utility Room
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Off Road Parking
- Garden Office/Studio
- Private Gardens



The Property

Entrance hall with attractive floor tiling, a boiler cupboard, a temporary radiator, recessed ceiling spotlights, a trap to the roof space, and contemporary glazed doors through to the living space.

Stunning triple aspect open plan kitchen/dining/living space, with the kitchen/dining area having triple sliding doors onto the south facing patio, ample room for a dining table, and a roof light providing an abundance of natural light. There is a fantastic, high quality modern kitchen with an excellent range of wall and base units, a timber effect worktop, an island unit with a quartz worktop and side stands, an undermounted sink unit with a mixer tap over, seating for four, under cupboard lighting, an extractor fan, and integrated appliances including an electric oven, a combination oven, a touch control hob, a fridge, a separate freezer, and a dishwasher. Living area with attractive timber boarding, twin UPVC double glazed windows, timber effect flooring, recessed ceiling spotlights, and twin contemporary radiators.

Useful separate utility room with a further range of wall and base units, a contrasting stone effect worktop, an inset sink unit with a mixer tap over, recessed ceiling spotlights, an extractor fan, and space for a washing machine.

Three double bedrooms, with the master bedroom benefiting from a walk-in wardrobe and a luxurious, fully tiled shower room fitted with a brand new suite comprising a large shower cubicle with a thermostatically controlled shower, a wash basin with a mixer tap over and storage beneath, a WC, a contemporary radiator, recessed ceiling spotlights, tiled flooring, and an extractor fan.

Spacious, fully tiled luxury bathroom fitted with a high quality white suite comprising a freestanding bath, a separate shower cubicle, a wash basin with storage beneath, a WC, a ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

The property sits on a landscaped plot, with the front garden laid mainly to decorative stone, providing good off road parking, and low level timber fencing dividing it from the pavement.

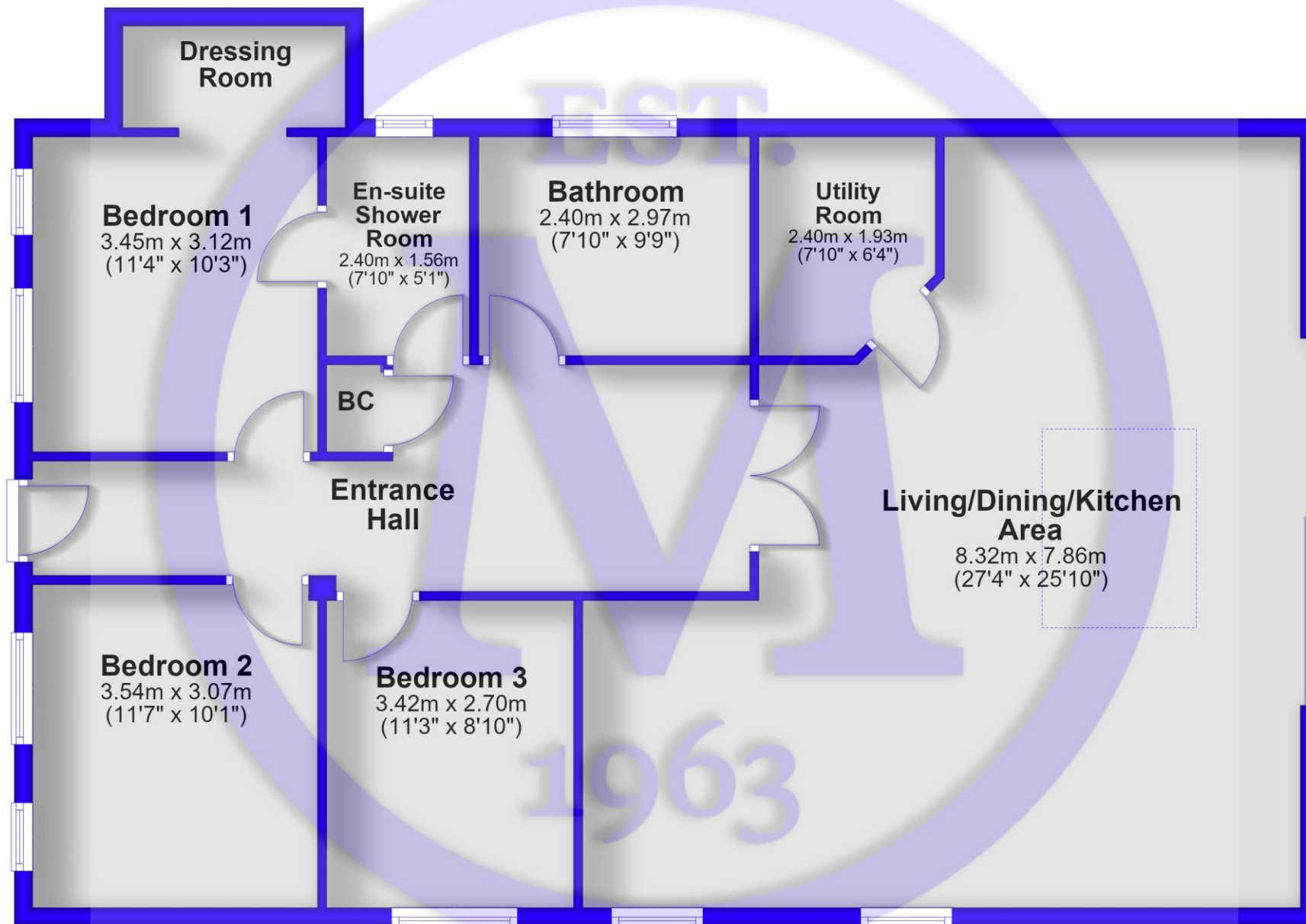
Adjoining the rear of the property is a good sized area of paved patio, with the remainder laid mainly to lawn, mature borders, a lovely covered outside dining area with wall lights, and a useful home office/garden studio with power and light.

Services

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

Floor Plan

Approx. 120.1 sq. metres (1293.3 sq. feet)

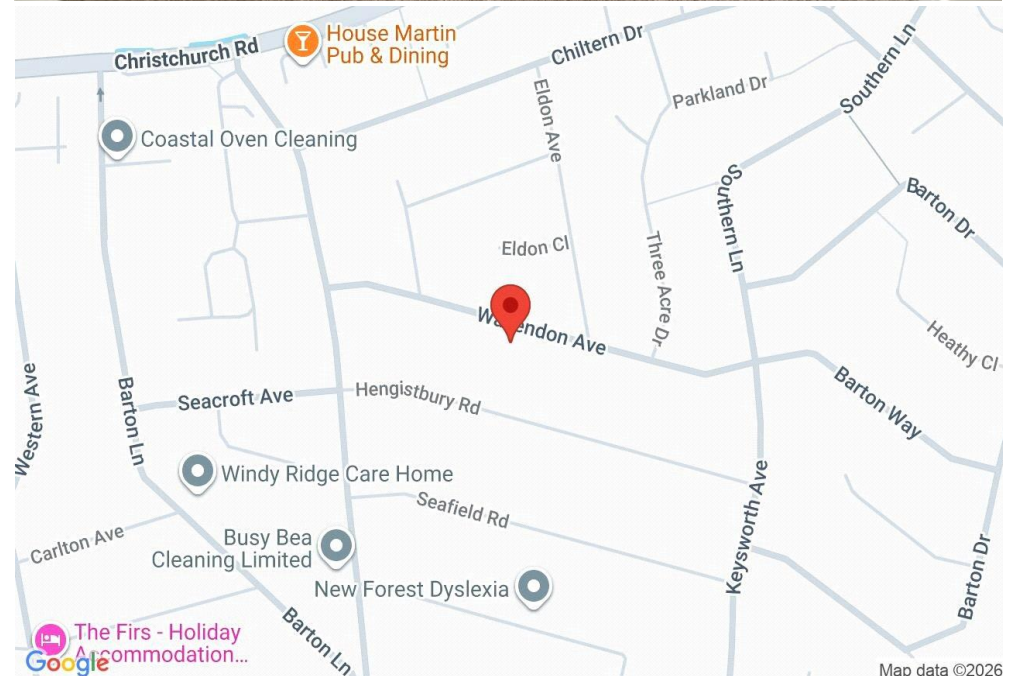


Total area: approx. 120.1 sq. metres (1293.3 sq. feet)



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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