

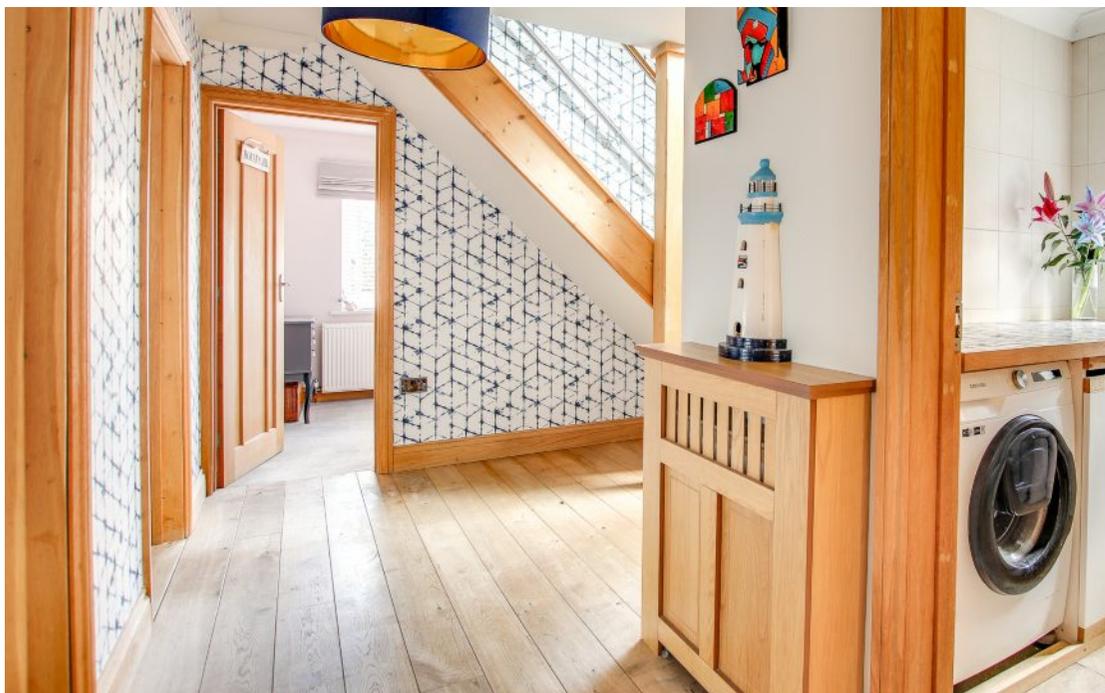


The Beach House

*50 Wavendon Avenue, Barton on Sea, New Milton, BH25 7LS*

SPENCERS  
COASTAL





*Spencers are delighted to present this impressive and versatile four-bedroom detached chalet-style bungalow, ideally positioned on a generous and sunny south-facing plot in a peaceful residential area of Barton-on-Sea*

## The Property

The property is approached via a spacious gravel driveway and entered through a charming glazed porch, ideal for storing coats and shoes. A welcoming entrance hallway leads to all principal ground-floor rooms and features stairs rising to the first floor

At the heart of the home is a stunning open-plan kitchen, dining, and living area to the rear of the property - perfect for both everyday living and entertaining.

The kitchen is fitted with a range of stylish wall and base units, wraparound worktops, and a breakfast bar, with a window overlooking the rear courtyard.

Adjacent is the dining/reception space, and offering direct access via glazed double doors to a beautifully refurbished sun lounge/Orangery extension. This space has been cleverly designed with a nautical touch, including roof porthole windows and wraparound glazing, creating a bright and tranquil retreat with views over the private south-facing garden.

The sun lounge/Orangery also benefits from a large built-in storage cupboard and French doors leading onto the patio.

The ground floor accommodates three bedrooms: two generously sized doubles located at the front of the property, and a third single bedroom.

**£750,000**



2



4



3





*Located just a short stroll from the scenic cliff top and moments from local shops, cafes, and transport links, this beautifully appointed home offers a rare opportunity to enjoy coastal living with space, comfort, and flexibility in abundance*

### The Property Continued ...

The largest of the ground-floor bedrooms enjoys its own en-suite bathroom with a shower over the bath, wash basin, and WC.

A second family bathroom has been thoughtfully adapted to include a utility area with washing machine and tumble dryer, alongside a corner shower unit, wash hand basin and WC.

Upstairs, the converted loft offers a luxurious principal suite with characterful sloping ceilings, Velux windows, large built-in wardrobes, and an expansive en-suite bathroom. This impressive space includes a sunken bath, separate circular glass shower enclosure, WC, his and hers wash basins, and a window with a pleasant outlook to the front - creating a true sanctuary for relaxation and privacy.



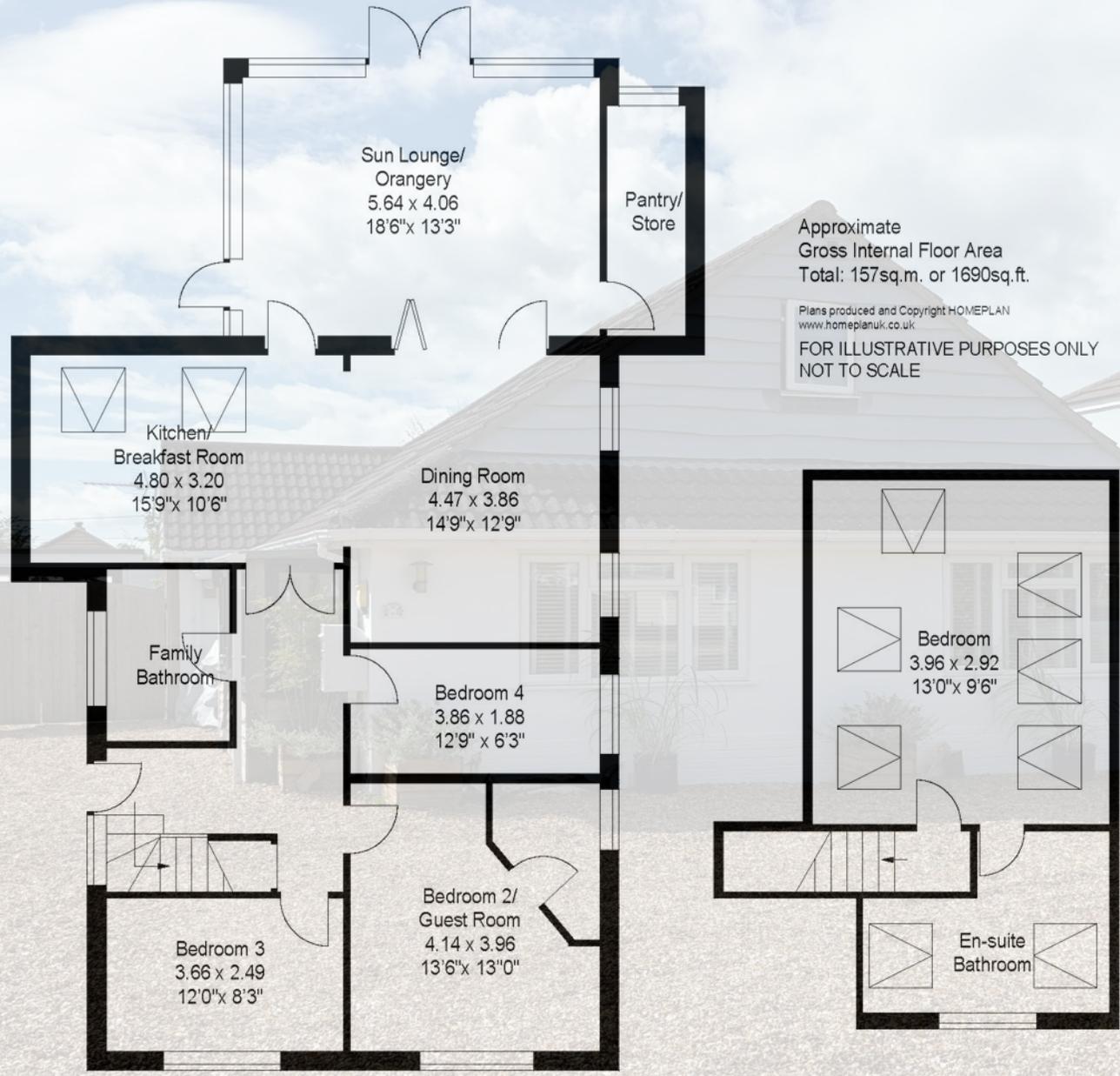
### Property Video

Point your camera at the QR code below to view our professionally produced video.









Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



## Outside

The wide gravel driveway provides ample off-road parking for multiple vehicles. A set of double gates to the side offers secure access to a detached garage, which has been fully insulated and converted into a gym or could be used as an office and leads through to the rear garden.

The garden itself is a true sun trap - south-facing and beautifully landscaped for low maintenance, with raised planters, and evergreen shrubs. The spacious patio, directly accessible from the sun lounge/Orangery, is ideal for alfresco dining or lounging, complete with a retractable awning to offer shade on warmer days.

Further outbuildings include a fully insulated office with thoughtfully tree shaded aspect and an insulated dry store.

The Jacuzzi Hot Tub completes the relaxing features of this property.

This exceptional home combines generous indoor space with beautifully designed outdoor areas and enjoys a prime location just moments from the coast.



## Services

Energy Performance Rating: C Current: 73 Potential: 80

Council Tax Band: D

Tenure: Freehold

Services: All mains connected

Broadband: ADSL Copper-based phone landline

Mobile Coverage: Occasional weak signal in some rooms with O2 - please contact your provider for further clarity





## The Local Area

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and clifftop views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is popular with dog walkers while the cliff top attracts paragliders.

Barton has a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses on leafy Barton Common Road.

Barton has been discovered by young families, attracted by the relaxed outdoorsy lifestyle, with coast on one side and New Forest on the other, plus good state and independent schools; these include Durlston Court and Ballard School, both rated 'excellent'.

Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.

## Points Of Interest

Barton on Sea Cliff Top	0.5 Miles
The Cliff House Restaurant	0.5 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	1.7 Miles
Durlston Court School	1.3 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.9 Miles
New Milton Centre and Train Station	1.5 Miles
New Forest National Park	5.1 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles



For more information or to arrange a viewing please contact us:

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