











Recently undergoing extensive refurbishment and extension in 2022, this exquisite home offers generous accommodation, including four spacious double bedrooms and a stylish open-plan kitchen living area, all fitted with premium fixtures and fittings throughout

The Property

Entrance porch with stylish mosaic tiled flooring, opening into the spacious hallway, providing access to all of the accommodation and cloak cupboard.

Overlooking the front aspect is a spacious, double-aspect living room with a bay window fitted with plantation shutters, featuring a contemporary flame effect gas fire that creates an attractive focal point.

To the rear and at the heart of the home is a brilliant open plan kitchen dining room, enhanced by two automated skylights that flood the space with natural light. Bi-folding doors open onto the rear patio and gardens, while underfloor heating ensures comfort throughout.

The kitchen area features an extensive range of Magnet two-tone wall, floor, and drawer units with stylish marble-effect compact laminate worksurface, incorporating an inset sink with hot water tap and insinkerator. Island units add extra storage and create a useful four-seater breakfast bar.

Integral appliances include fridge freezer, steam oven, microwave, five ring induction hob and dishwasher.

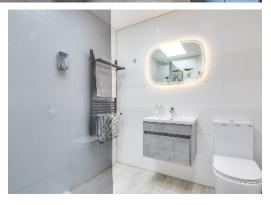














A stunning, well-appointed detached bungalow ideally located within 0.4 miles of Barton on Sea cliff top and nearby amenities

The Property Continued . . .

Leading off the kitchen is a useful utility room, providing space and plumbing for additional white goods, with access to a WC and a side door leading into the rear gardens.

Four generously proportioned double bedrooms with ample space for furniture, three of which benefit from built-in storage.

The bedrooms are serviced by a stunning three-piece shower room featuring stylish tiled flooring with underfloor heating, a walk-in shower fitted with a tinted screen, a heated towel rail, a backlit mirror, and a skylight that provides natural light.

Property Video

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









The property further features beautifully landscaped private gardens, a detached garage, and ample off-road parking

Grounds & Gardens

The property is accessed via a five-bar gate that opens onto a block-paved driveway, providing ample off-road parking and leading to a large detached single garage.

The rear gardens are a delightful feature, with a generous expanse of lawn bordered by mature shrubbery and closed-board fencing, ensuring a high degree of privacy. Several patio areas offer perfect spots for alfresco dining, and the garden is equipped with numerous electrical and water points for added convenience.

The Situation

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 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.







Services

Energy Performance Rating: D Current: 60 Potential: 79 Council Tax Band: D Tenure: Freehold

All mains services are connected to the property

Points of Interest

Barton on Sea Cliff Top	0.4 Miles
The Cliff House Restaurant	0.7 Miles
Pebble Beach Restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.8 Miles
Durlston Court School	1.5 Miles
Ballard School	1.7 Miles
Tesco Superstore	1.4 Miles
New Milton Centre and Train Station	1.0 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.5 Miles
Bournemouth Centre	12.5 Miles
London (1 hour 45 mins by train)	110 Miles

Important Information

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 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 fitments, 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.



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