



The Old Cottage

*Meadow Way, Barton on Sea, New Milton, BH25 7AN*

SPENCERS  
COASTAL





*Stunning character home which has been sympathetically modernised, encompassing original features throughout and finished with quality fittings*

## The Property

Entrance porch leads through to the light and airy living/dining room, a feature fireplace with log burner and stone surround creates an attractive focal point.

Adjacent snug room, which enjoys a delightful double aspect, with sliding doors opening onto the patio and garden.

Contemporary kitchen fitted with a range of wall-mounted and base kitchen units, quality white Quartz work surfaces, a butler sink, and a kitchen island. Fitted Neff appliances include induction hob, dishwasher, double oven, including combi microwave oven, and fridge freezer.

Ground floor shower room which has been fitted with stunning traditional style sanitary wear.

Further ground accommodation includes a useful utility room providing additional work surface, storage and washing machine and tumble dryer.

The hallway provides access to ample storage and stairs lead to the first-floor landing and all accommodation.

Stairs from the hallway lead to the first-floor landing providing access to storage cupboard all accommodation.

Four first floor bedrooms, three of which are generous doubles and all with built in cupboards providing ample space for storage.

**£750,000**





*This desirable cottage comprises generous accommodation, including four bedrooms, two bathrooms, and two reception rooms, set within low-maintenance south-westerly gardens and only a short walk from Barton on Sea clifftop*

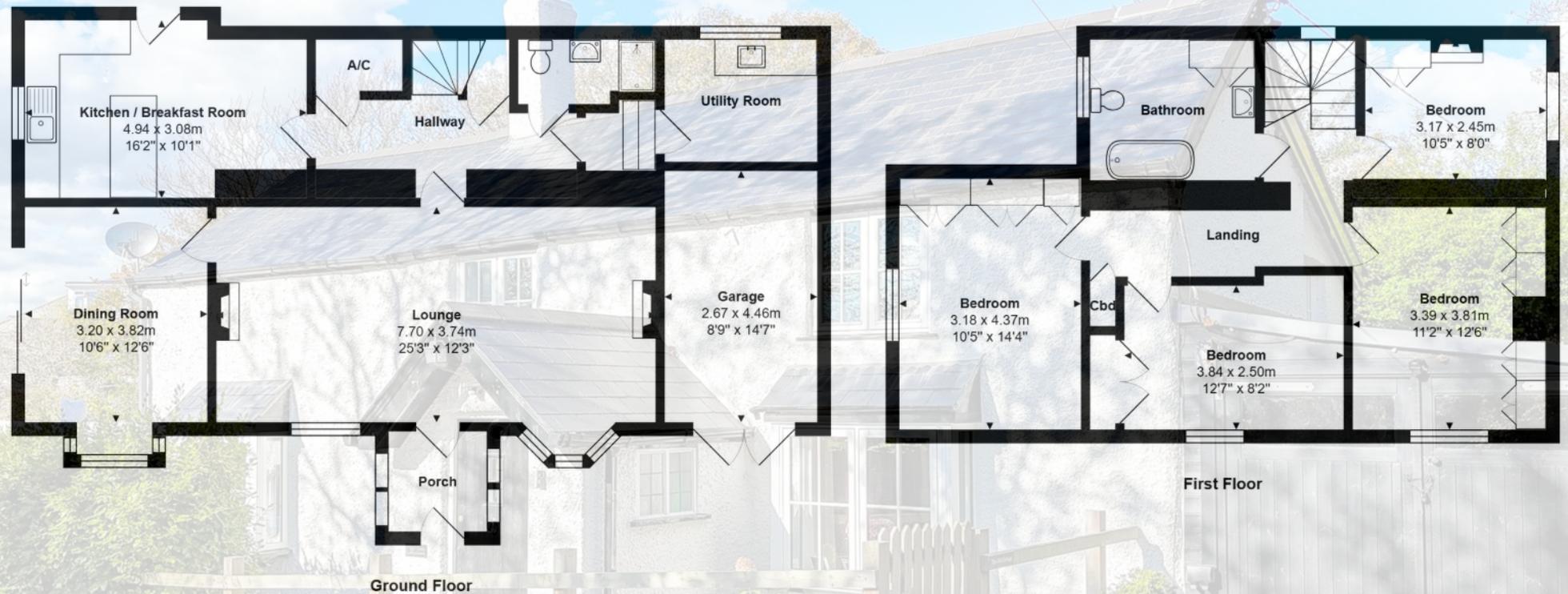
### The Property Continued ...

Bedroom four benefits from an attractive fireplace and space for a small double bed.

Stunning three-piece family bathroom, complete with attractive panelled walls, comprising a traditional rolltop bath with shower attachment, pedestal basin, WC and period style towel rail.







Total Area: 166.8 m<sup>2</sup> ... 1796 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 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 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.



*The property further benefits from a single garage, off-road parking, and is situated within close proximity to Long Meadow and Barton clifftop*

## Outside

The property is approached via a gravelled driveway leading to the garage storage and two parking bays.

From the front door, sandstone pathway leads to the south-westerly gardens, which are mainly laid to lawn, bordered with shrubbery and flower beds.

## Additional Information

Energy Performance Rating: D Current: 62 Potential: 77

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Superfast broadband with speeds of 49 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

**Agents Note:** Modern high-pressurised heating and hot water system







## 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.

Popular with retirees, 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	0.3 Miles
Pebble Beach Restaurant	0.3 Miles
The Cliff House Restaurant	0.6 Miles
Durlston Court School	0.8 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Tesco Superstore	1.3 Miles
New Milton Centre and Train Station	1.3 Miles
Ballard School	1.9 Miles
New Forest National Park	4.9 Miles
Bournemouth Centre	9.0 Miles
Bournemouth Airport	12.0 Miles
London	110 Miles



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