



40 Barton Lane

Barton On Sea, BH25 7PN

SPENCERS
COASTAL





This spacious detached chalet-style home boasts four bedrooms and two bathrooms, offering comfortable living in a highly desirable location. The layout is thoughtfully designed, featuring a large open plan family/kitchen/dining room, along with a separate sitting room.

The Property

Upon stepping into the inviting entrance hallway, you're greeted by a generously sized sitting room boasting hardwood flooring and a charming character fireplace.

The kitchen presents a well-equipped space, featuring a variety of work surfaces including a breakfast bar with drawers and cupboards. It includes a five-ring gas hob with two built-in double ovens and an extractor overhead, complemented by a range of matching wall-mounted units.

Additionally, there are two built-in fridge and freezers, a dishwasher, and a cupboard housing the Worcester gas-fired combi boiler. Oak wood flooring and a skylight add warmth and natural light to the area, seamlessly connecting to the open-plan dining room and family space, extending out to the rear garden.

Also on the ground floor, two guest bedrooms are serviced by a contemporary family bathroom. The bathroom features a pedestal wash hand basin with a mixer tap, tiled splashback and shower over the bath.



£695,000





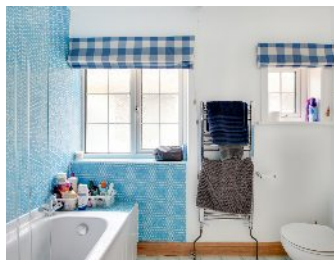
Outside, charming rear gardens await, with a delightful sitting area complete with a generously sized raised paved terrace. Additional features include ample off-road parking and a detached single garage, all set in a peaceful residential area just 0.4 miles from Barton on Sea cliff top.

The Property Continued

Ascending the stairs to the first-floor landing, you'll find access to two spacious double bedrooms.

The primary suite boasts a range of built-in wardrobe cupboards with shelved storage, offering ample space for your belongings.

Additionally, there's the added convenience of an en-suite shower room featuring a walk-in tiled shower cubicle and a heated towel rail.

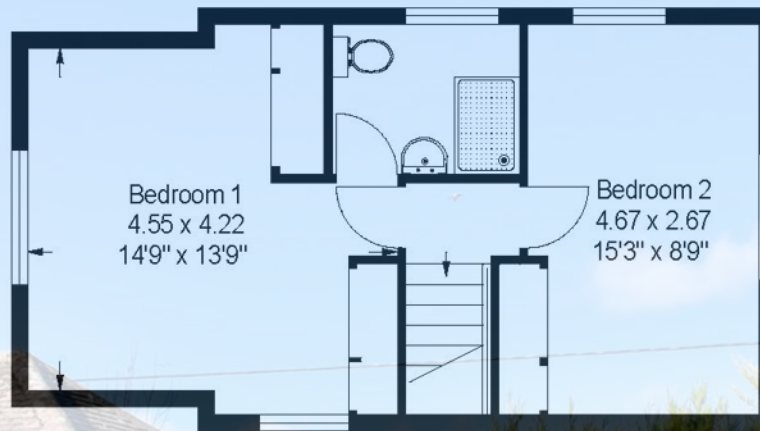


Property Video

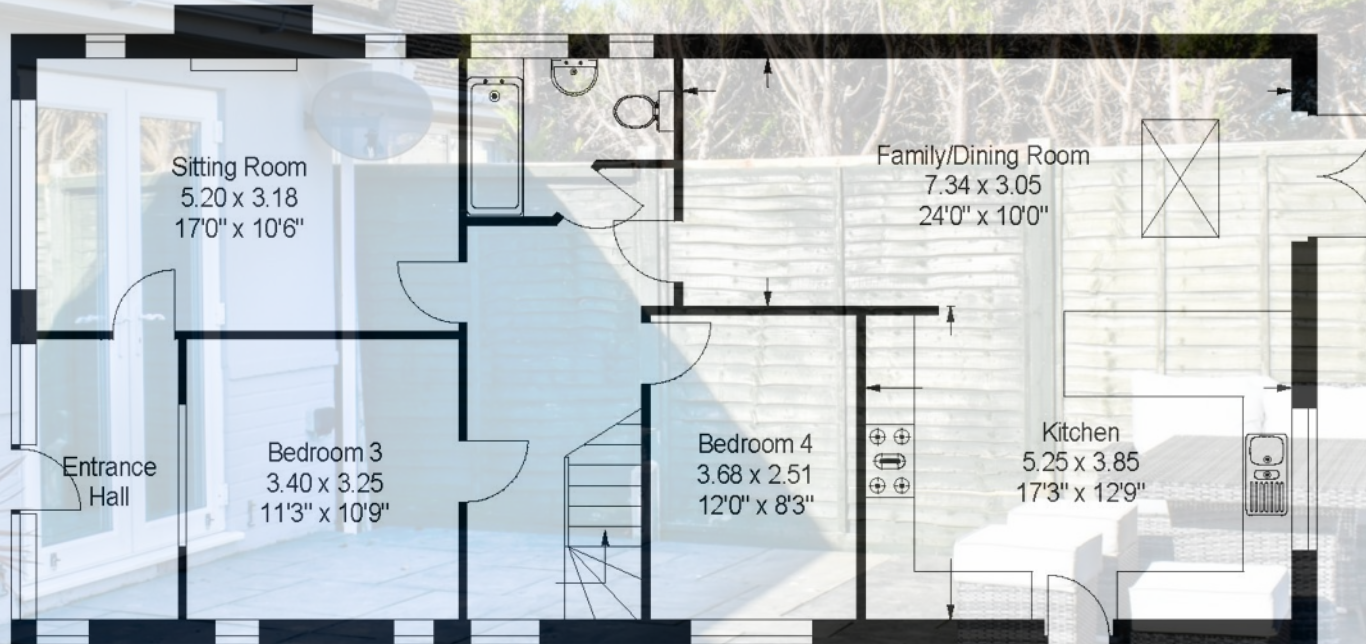
Point your camera at the QR code below to view our professionally produced video.



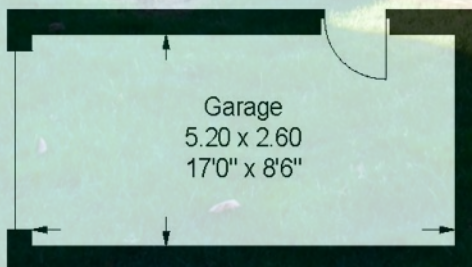
FLOOR PLAN



First Floor



Ground Floor



Approximate
Gross Internal Floor Area
House: 149sq.m. or 1604sq.ft.
Garage: 14sq.m. or 151sq.ft.

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NOT TO SCALE



Outside

The front gardens are landscaped with mature shrubbery, low walling, and fencing, offering privacy and curb appeal. A shingle driveway provides off-road parking, with an additional driveway extending to the right-hand side of the property. Here you'll find a recently built detached garage with a pitched roof and an up-and-over door. Inside, there's space and plumbing for a washing machine, as well as room for a dryer, along with a personal door and power and lighting.

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 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



Situated in the small cliff top village of Barton on Sea, less than two miles from Christchurch Town

Services

Energy Performance Rating: E Current: 50 Potential: 74

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.4 Miles
The Cliff House restaurant	0.5 Miles
Pebble Beach restaurant	0.8 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.3 Mile
Ballard School	2.0 Miles
The Arnewood School	1.2 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.5 Miles
New Forest	5.2 Miles
Bournemouth Airport	9.8 Miles
Bournemouth Centre	11.0 Miles
London	110 Miles (1 hour 45 mins by train)



Important Information

Spencers of The New Forest 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 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.



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