



**26 Barton Court Road,** *New Milton, BH25 6NR*

**SPENCERS**  
COASTAL



*A beautifully presented and spacious three-bedroom detached bungalow, featuring two reception rooms, located in a prestigious residential area.*

### The Property

An entrance porch with marble-effect tiled flooring opens into the hallway, providing access to all accommodations.

Bright and airy double-aspect sitting room featuring an inset flame-effect electric fire with a timber surround, forming an appealing focal point.

Delightful kitchen/dining room fitted with a good range of modern wall, floor and drawer units with under unit light and timber effect worktop and an inset one and half bowl sink unit with a mixer tap over

Integral appliances include Lamona double electric oven, four burner gas hob and extractor and ample space for fridge/freezer.

### Property Video

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







*This tranquil property offers a serene ambiance while conveniently positioned just a short stroll away from New Milton Town Centre.*

### The Property Continued...

Generously proportioned conservatory with continuous tiled flooring throughout, complemented by UPVC double-glazed windows and doors that seamlessly open onto the rear patio and gardens.

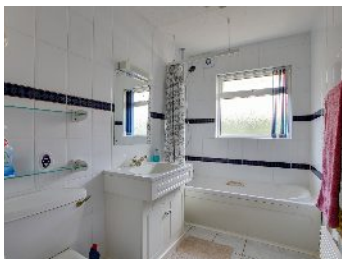
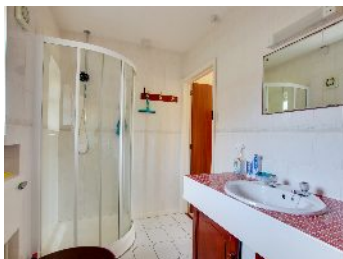
Three spacious double bedrooms, two of them offering access to the Jack and Jill ensuite shower room. This modern ensuite is fully tiled and features a corner shower cubicle, a wash basin with convenient storage space below, a WC with an extractor fan and a heated towel rail

The bathroom is completely tiled and equipped with a white suite, including a panel bath with a mixer tap and a Mira shower overhead. It also features a wash basin with storage space underneath, a WC, complete with tiled flooring

### Grounds & Gardens

Positioned on an attractive corner plot, the property boasts a double-width driveway, offering ample off-road parking and leading to the detached double garage featuring a pitched roof and an electrically operated roller door. The front garden's majority is paved with a charming patio, accented by subtle mature hedging that separates it from the pavement.

An exclusive south-westerly side garden reveals a spacious paved patio area that seamlessly blends with a primarily lawned stretch and is framed by well-established shrubbery, and it also features a practical timber shed.



**£700,000**



2



2

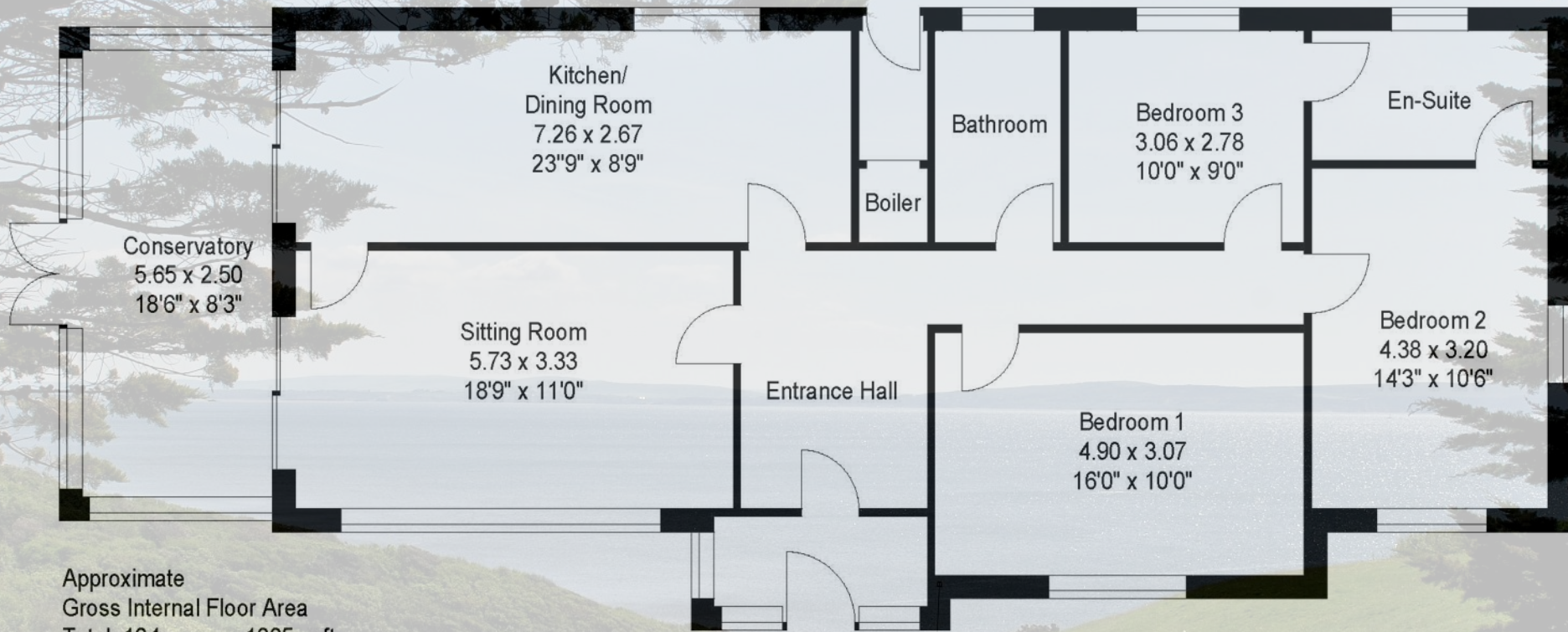


2



1

# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 124sq.m. or 1335sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**





*The bungalow boasts a contemporary kitchen/dining area and includes a detached double garage, which holds planning permission for conversion into additional living space.*

### The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.



## Services

Energy Performance Rating: D Current: 58 Potential: 83  
All mains services connected

## Points Of Interest

Barton on Sea Cliff Top	1.1 Miles
The Cliff House Restaurant	1.3 Miles
Pebble Beach Restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Durlston Court School	1.0 Miles
Ballard School	1.2 Miles
The Arnewood School	0.8 Miles
Tesco Superstore	0.8 Miles
New Milton Centre and Train Station	0.6 Miles
New Forest	5.1 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London (1 hour 45 mins by train)	110 Miles

## Important Notice

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



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