



BRIERCLIFFE COTTAGE, 5 GROVE ROAD • BARTON ON SEA • NEW MILTON • BH25 7DJ £875,000

A substantial four-bedroom detached coastal home offering spacious and versatile accommodation throughout and set on a large plot with beautiful mature gardens, with the added benefit of a detached double garage and ample driveway parking for several vehicles/boat/motor home/caravan.

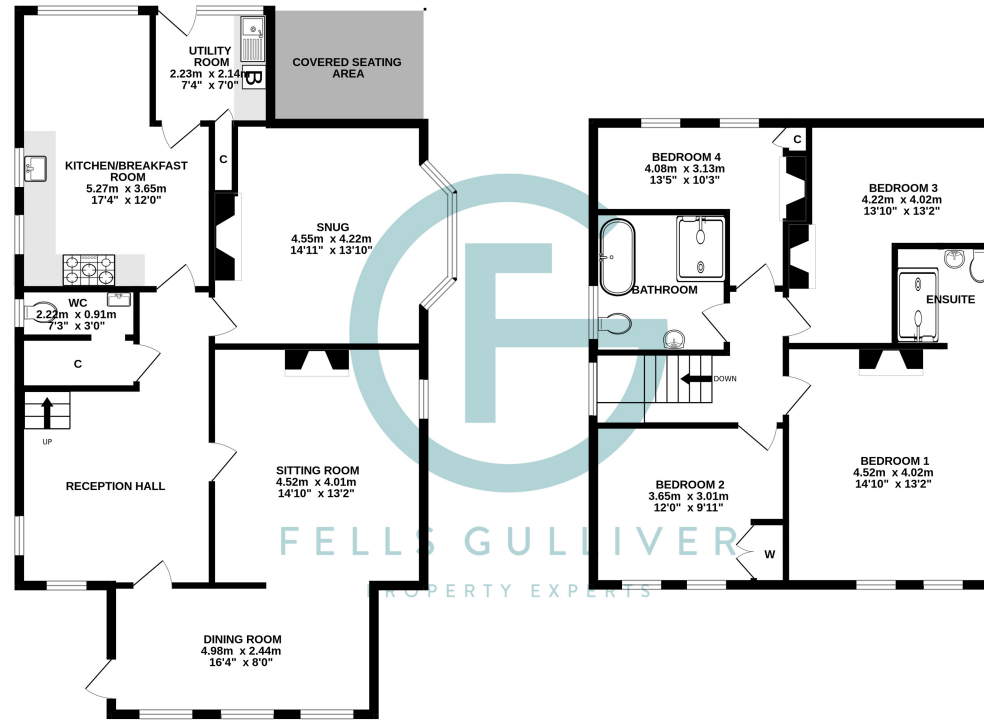


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PROPERTY EXPERTS

GROUND FLOOR
89.0 sq.m. (958 sq.ft.) approx.

1ST FLOOR
65.1 sq.m. (701 sq.ft.) approx.



TOTAL FLOOR AREA : 154.1 sq.m. (1,659 sq.ft.) approx.
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Property Specification



- Substantial detached coastal home
- Four bedrooms with a ensuite off master
- Ample driveway parking and a double garage
- Moments from Barton on Sea Cliff Top
- Large landscaped rear garden
- Beautifully presented home throughout with character features
- Multiple reception rooms
- Large kitchen with fitted handmade units and granite worktops
- Woodburning stove in living room
- Utility room

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This characterful detached four-bedroom coastal home is perfectly located, just one road back from the clifftop at Barton on Sea. This charming residence benefits from established gardens, a double garage and ample parking. The property has been renovated to a high standard and is beautifully presented throughout.

The property boasts style and character with beautiful reclaimed doors in each room, high ceilings and the feeling of space throughout. The layout is versatile and the location speaks for itself being only a stone's throw away from local dining hotspots like Pebble Beach and the Beachcomber and of course Barton on Sea stunning cliff top with panoramic views across from the Isle of Wight to the Purbecks.

A UPVC double-glazed front door leads into the dining room, which has three double-glazed windows to the front aspect and an opening through to the sitting room, and a door leading into the spacious reception hall which has double-glazed windows to the front and side aspect, staircase leading to the first floor with large under stairs storage cupboard with a door leading into the cloakroom which comprises of a low-level w.c., wash hand basin with mixer tap and storage cupboard below, obscure double glazed window to the side aspect. Doors from the reception hall leading into the kitchen, snug and sitting room. The sitting room has a recess with a feature wood-burning stove, inset bookshelves and double double-glazed window to the side aspect. Additional window overlooking the side aspect.

Snug with feature stone fireplace with inset gas fire, exposed wood flooring and double-glazed bay window to the side aspect with inset shutter blinds.

Kitchen/Breakfast room fitted with a range of handmade floor and wall mounted cupboard and drawer units with solid wood and granite work surface over. Inset one and a third single drainer Franke sink unit with mixer taps over. Space for range cooker with concealed extractor hood over, tiled flooring, part tiled wall splashbacks, range of matching wall mounted units, inset shelving, space for American style fridge/freezer, integrated dishwasher, chrome heated towel, wall mounted high storage cupboards, two double glazed windows to the side aspect and large window overlooking the rear gardens. Space for table and chairs. Door into the utility room which comprises floor and wall-mounted cupboard units with inset Butler sink, solid wood work surfaces, space and plumbing for washing machine and tumble dryer, built-in storage cupboard housing Gloworm gas-fired central heating boiler, additional storage cupboard, tiled flooring, window to the rear aspect and pedestrian door leading out to the rear garden.

Stairs from the grand reception hall lead to the first-floor landing which has a double-glazed window to the side aspect and hatch to loft space providing useful storage. Dual aspect master bedroom with

double-glazed window to the side aspect. Opening through to the en-suite shower room with a modern suite comprising of a large fully tiled shower cubicle with fixed shower head, and glass sliding door. Inset wash hand basin with mixer tap and vanity storage cupboard below, low-level w.c., heated towel rail, tiled flooring, obscure double-glazed window to the side aspect. Bedroom two with built-in wardrobe and two double-glazed windows to the front aspect. Bedroom three with cast iron fireplace and a double-glazed window to the side aspect. Bedroom four/study with cast iron fireplace, built-in shelved linen cupboard and two double-glazed windows to the rear aspect overlooking the garden.

Family bath/shower room with a stunning suite comprising a free-standing roll-top bath with claw feet with mixer taps and handheld shower attachment. A large fully tiled walk-in shower cubicle with fixed head shower over and further handheld attachment, low-level w.c., wash hand basin with mixer tap and vanity storage under, heated feature chrome radiator/towel rail, half height wood panelling to walls, patterned tiled floor, obscure double glazed window to the side aspect.

Outside, the property has a good-sized frontage and is well-screened, with a low brick wall and mature hedging affording a high degree of privacy. The property is approached via a shingle driveway, which leads down the left-hand side of the house, leading to a double-width driveway providing ample off-road parking for boat/motorhome and several vehicles, with a turning area, in turn leading to the detached double garage with roller up and over door pitched roof and power and light. The shingled driveway parking is separated from the rear garden via a low picket fence. There is an area of side garden laid to lawn enclosed by fencing and hedging, leading to the rear garden which is a good size and a real feature of this property. A large area of paved patio adjacent to the house leads to a raised covered seating area, with space for tables and chairs perfect for a summer evening after a day at the beach. The remainder of the gardens are laid to lawn with paved stepping stones through the lawn. There are various mature shrubs and borders and the garden is well enclosed and offers privacy. Pedestrian gate through the picket fence through to the driveway parking area.

Grove Road is very well positioned just one road back from Barton on Sea cliff top and beaches. Barton Beach is home to several popular local restaurants and cafes offering entertainment and fantastic food year-round. New Milton's extensive high street and train station offering a direct link to London Waterloo is just over a mile on foot and there is a highly regarded school just a short walk away. The neighbouring seaside village Milford on Sea with a popular high street and Keyhaven sailing hamlet with a picturesque harbour and sea wall walks are also all within very easy access. Further north is the open New Forest National Park with an abundance of countryside to explore and to the East is Christchurch Market Town with an extensive high street offering a wide array of shops, restaurants and cafes etc.





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