



The Old Cottage,

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

SPENCERS  
COASTAL



*Stunning character home which has been sympathetically modernised, encompassing original features throughout*

### The Property

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

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

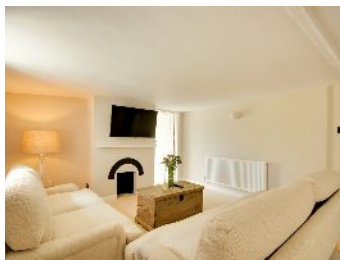
Contemporary kitchen fitted with a good range of fitted units with quality white quartz worksurfaces and a matching island unit incorporating four-ring halogen hob and breakfast bar

Fitted appliances include Neff appliances include dishwasher, double oven and fridge freezer

Ground floor three-piece shower room which has been fitted with stunning traditional style sanitary wear, comprising a large shower-cubicle, finished with mosaic tiled flooring

Further ground accommodation includes a useful utility room providing additional worksurface and storage with ample space for white goods

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



**£845,000**







*Finished with quality fittings, this desirable cottage comprises generous accommodation, including four bedrooms, two bathrooms and two reception rooms, situated within low-maintenance south-westerly gardens and only a short walk from Barton on Sea clifftop.*

### The Property

Four first floor bedrooms, three of which are generous doubles proving ample space for bedroom storage and furniture

Bedroom four benefitting from an attractive fireplace and built in cupboard

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

Modern high-pressurised heating and hot water system

Traditional wooden thumb & latch doors throughout

### Property Video

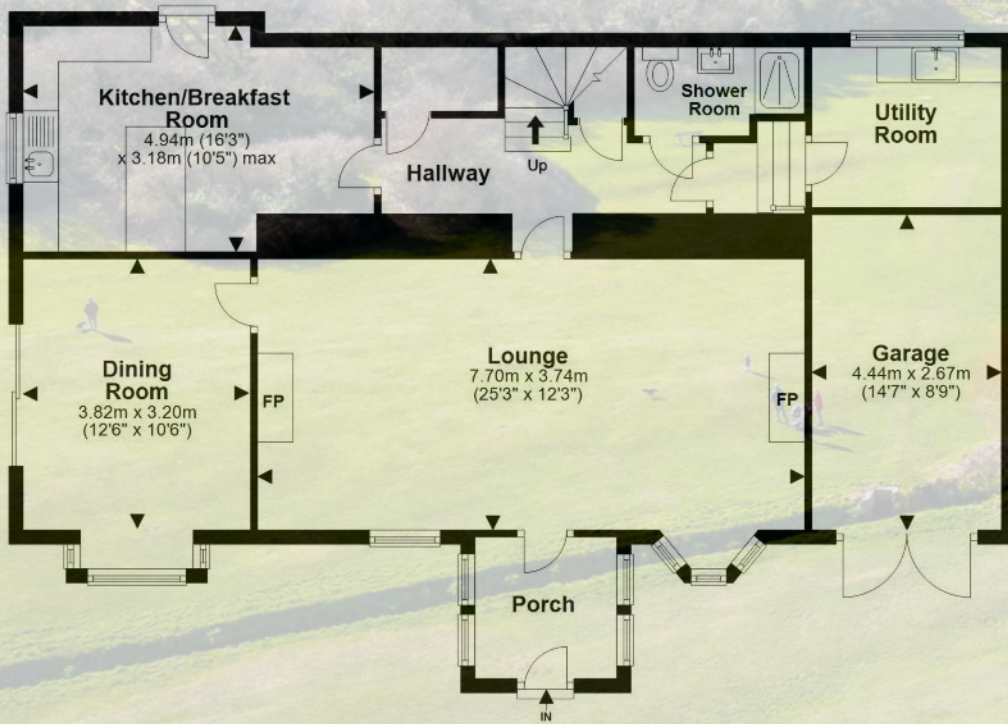
Point your camera at the QR code below to view our professionally produced video.



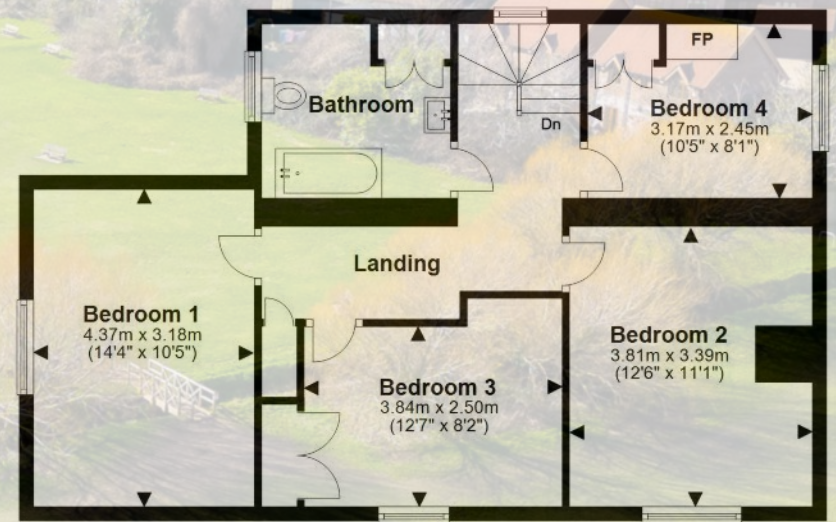
FLOOR PLAN



Ground Floor



First Floor



**Total Approx Gross Area:**  
166.8 sqm / 1796.0 sqft



*The property further benefits from a single garage and off-road parking*

## 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

## 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 from an M&S food store to a traditional department store and weekly market.



*Situated within close proximity to Long Meadow and Barton clifftop*

### Services

Energy Performance Rating: D Current: 62 Potential: 77

All mains services connected

### Points Of Interest

Barton on Sea cliff top	0.3 Miles
The Cliff House restaurant	0.6 Miles
Pebble Beach restaurant	0.3 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Durlston Court School	0.8 Miles
Ballard School	1.9 Miles
The Arnewood School	1.1 Miles
Tesco Superstore	1.3 Miles
New Milton centre and train station	1.3 Miles
New Forest	4.9 Miles
Bournemouth Airport	12.0 Miles
Bournemouth Centre	9.0 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.



For more information or to arrange a viewing please contact us:

T: 01425 205 000 E: [christchurchbay@spencerscoastal.com](mailto:christchurchbay@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)