



5 Greenacre

Barton On Sea, BH25 7BS

SPENCERS
COASTAL





Discover a stunning three-bedroom detached bungalow, impeccably appointed and conveniently located close to Barton Cliff top and local amenities. Recently modernised and thoughtfully extended, this property boasts high-quality fixtures and fittings throughout, ensuring a luxurious living experience."

The Property

The entrance porch provides convenient storage and leads into the hallway, featuring parquet flooring that extends through to the sitting room and front bedroom. From here, access is available to the storage cupboard and all other living spaces.

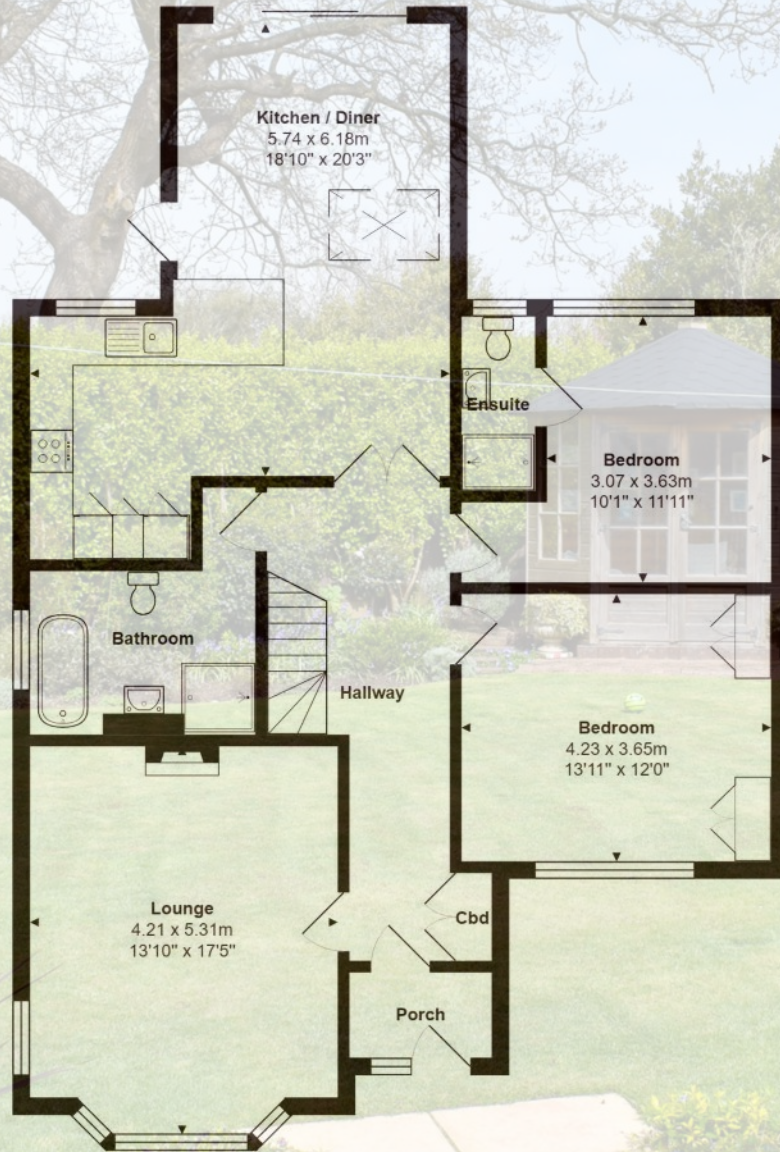
At the front of the property, there is a bright and spacious sitting room with a feature fireplace and bay windows. The bedroom to the front aspect benefits from fitted wardrobes and the bedroom to the rear aspect benefits from an ensuite shower room. Further there is a modern, four-piece family bathroom featuring a walk in shower with a waterfall shower head, freestanding Victorian claw foot style bathtub along with hand wash basin and WC.

At the rear of the property, there is an impressive open-plan kitchen, dining, and family room which serves as the heart of the home, featuring a skylight and sliding doors that open onto the rear gardens.

£750,000



FLOOR PLAN



Ground Floor



First Floor



Total Area: 145.9 m² ... 1571 ft²

All measurements are approximate and for display purposes only



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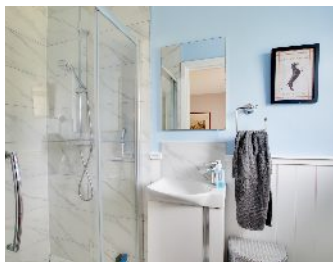
Beautiful mature gardens with a variety of plants and shrubs. A delightful summerhouse is located in the corner of the garden.

The Property continued . . .

The kitchen area features a breakfast bar and is equipped with a comprehensive range of wall and floor shaker style units, all topped with quality quartz work surfaces. It includes a Belfast sink and benefits from a larder cupboard, adding to its functionality. Fitted appliances include a fridge freezer, washing machine, tumble dryer, five-ring gas hob, Neff electric oven and microwave and a dishwasher.

The third bedroom is accessed via a staircase located from the ground floor hallway. A bright, light and airy space with the added addition of a skylight and window overlooking the rear garden.

The room has the addition of a separate WC and basin.





Grounds & Gardens

The property is accessed via a sweeping gravel driveway, offering ample off-road parking and providing access to the single garage which is past the double gate.

The rear gardens are beautifully designed, surrounded by various plants and trees, creating a serene and picturesque outdoor space. The well-manicured lawn occupies the central area of the garden, providing an open space for relaxation and activities. Along the edges of the lawn and throughout the garden, there is a variety of flowering plants and mature shrubs, adding colour and texture.

A delightful wooden gazebo with glass panels is situated in one corner of the garden, offering a cosy retreat. A bench swing is placed nearby.

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.





Services

Energy Performance Rating: D Current: 65 Potential: 78

Council Tax Band: D

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.5 Miles
The Cliff House restaurant	0.5 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Durlston Court School	1.3 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.8 Miles
New Milton Centre and Train Station	1.3 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles

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



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