



7 Studley Court

Barton on Sea, New Milton, BH25 7TE

SPENCERS
COASTAL





This charming four-bedroom detached family home, complete with an attached double garage, is situated in a quiet yet convenient location, within walking distance of Barton Clifftop

The Property

The bright and welcoming entrance hall provides access to the ground floor. To the left, you'll find a spacious dining and living room, filled with natural light from large front-facing windows. Sliding doors from the living area open into the conservatory, which enjoy peaceful and private views of the gardens.

Adjacent to the living/dining area is a versatile room that currently serving as a playroom and home office, this space is flexible and to suit a variety of needs.

At the end of the hallway is the delightful kitchen-breakfast room, well-appointed with a modern range of cream units, complemented by laminate work surfaces and a stylish tiled splashback. The kitchen includes fitted appliances, such as a double oven with warming drawer, dishwasher, and a fridge/freezer. Off the kitchen is a practical utility room offering extra storage and a side door providing access to the rear of the property.

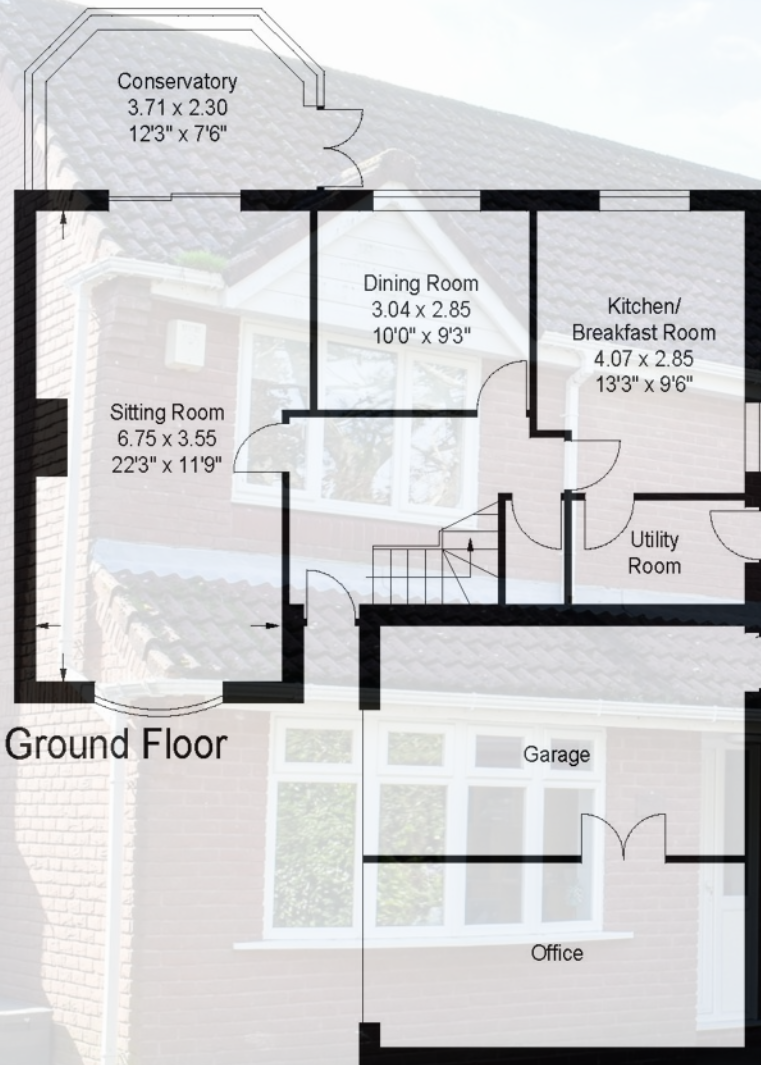
From the entrance hall, stairs lead to the first-floor landing, where you will find four bedrooms, a family bathroom, and additional storage space.



£600,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 162sq.m. or 1744sq.ft.
(Including Garage)

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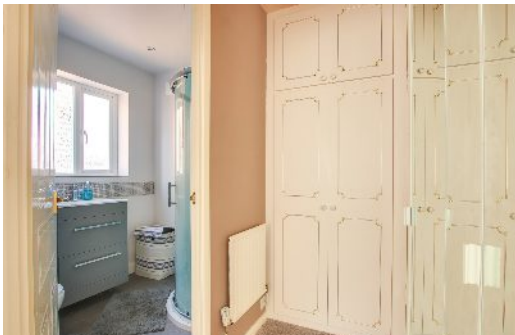
The property offers a generous layout, featuring four well-sized bedrooms, two bathrooms (including an en-suite), and ample living space

The Property Continued...

The master bedroom is generously sized and tastefully decorated, featuring plenty of storage and a dressing area. It also enjoys the convenience of an en-suite shower room, complete with a WC, vanity handwash basin, and a large corner shower cubicle.

Two further double bedrooms and one single bedroom provide ample space, with some offering built-in storage. Two of the rooms overlook the tranquil rear gardens, adding to their appeal.

The family bathroom is equipped with a three-piece suite, including a tiled bath, vanity sink with storage, and a WC. The bathroom is finished with fully tiled walls for a clean, modern look.



Property Video

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





Outside

The rear gardens benefit from a patio area allowing for external furniture, ideal for entertaining or enjoying the peaceful surroundings. The rest of the garden is laid to lawn and framed by flower beds and shrubs, adding to the serene atmosphere.

At the front, the property features parking for two cars and access to the double garage, which is equipped with an electric door for convenience.

Additional Information

Energy Performance Rating: E Current: 48 Potential: 77

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: FFTP - Fibre to the property directly

Mobile Coverage: No known issues, please contact your provider for further clarity

Important Notice

Spencers Property 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.



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 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.

Points of Interest

Barton on Sea Cliff Top	0.4 Miles
The Cliff House Restaurant	0.6 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	0.6 Miles
Durlston Court School	1.8 Miles
Ballard School	2.3 Miles
Tesco Superstore	2.1 Miles
New Milton Centre and Train Station	1.9 Miles
New Forest	3.0 Miles
Bournemouth Airport	9.7 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles



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

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