



22 Fenleigh Close,

*Barton On Sea, BH25 7BB*

SPENCERS  
COASTAL





*This beautifully designed chalet, boasting four bedrooms, two bathrooms, immaculate orangery and perfectly situated in a quiet cul-de-sac.*

## The Property

The generous and welcoming hallway offers access to all the ground floor rooms and leads to the primary bedroom with its ensuite located on the upper floor.

This charming and well-lit living room features French doors that open onto the rear orangery, creating a wonderful sense of space. Not only is it impressive, but it also serves as a versatile area for dining and additional seating. During the cooler months, you can cosy up by the wood fire for added comfort.

The well-designed kitchen breakfast room offers a delightful view of the rear gardens and features an array of cabinets, including a convenient corner carousel unit. It also provides ample space for an American-style fridge freezer.

On the ground floor, you'll find two spacious double bedrooms, thoughtfully designed with built-in wardrobes to make the most of storage space. Furthermore, there is an additional room that's versatile, perfect for use as a single bedroom, a study, or a home office. The modern family bathroom is equipped with both a bath and a separate shower for your convenience.

Moving up from the entrance hallway, the staircase leads to the first floor,

**£750,000**





*It is surrounded by meticulously landscaped gardens, the added convenience of an in and out driveway and its excellent location provides easy access to nearby amenities and the breathtaking Barton on Sea Clifftop.*

## Outside

The property is accessed via a circular block driveway, which provides a convenient in-and-out arrangement. The driveway runs alongside the property and leads to the single garage, featuring an electric up-and-over door. The rear garden has been meticulously maintained, boasting a sizable patio area adjacent to the property. Beyond this, there is a well-manicured, lawn adorned with attractive shrubbery. The entire garden is enclosed by fencing, ensuring a high level of privacy.

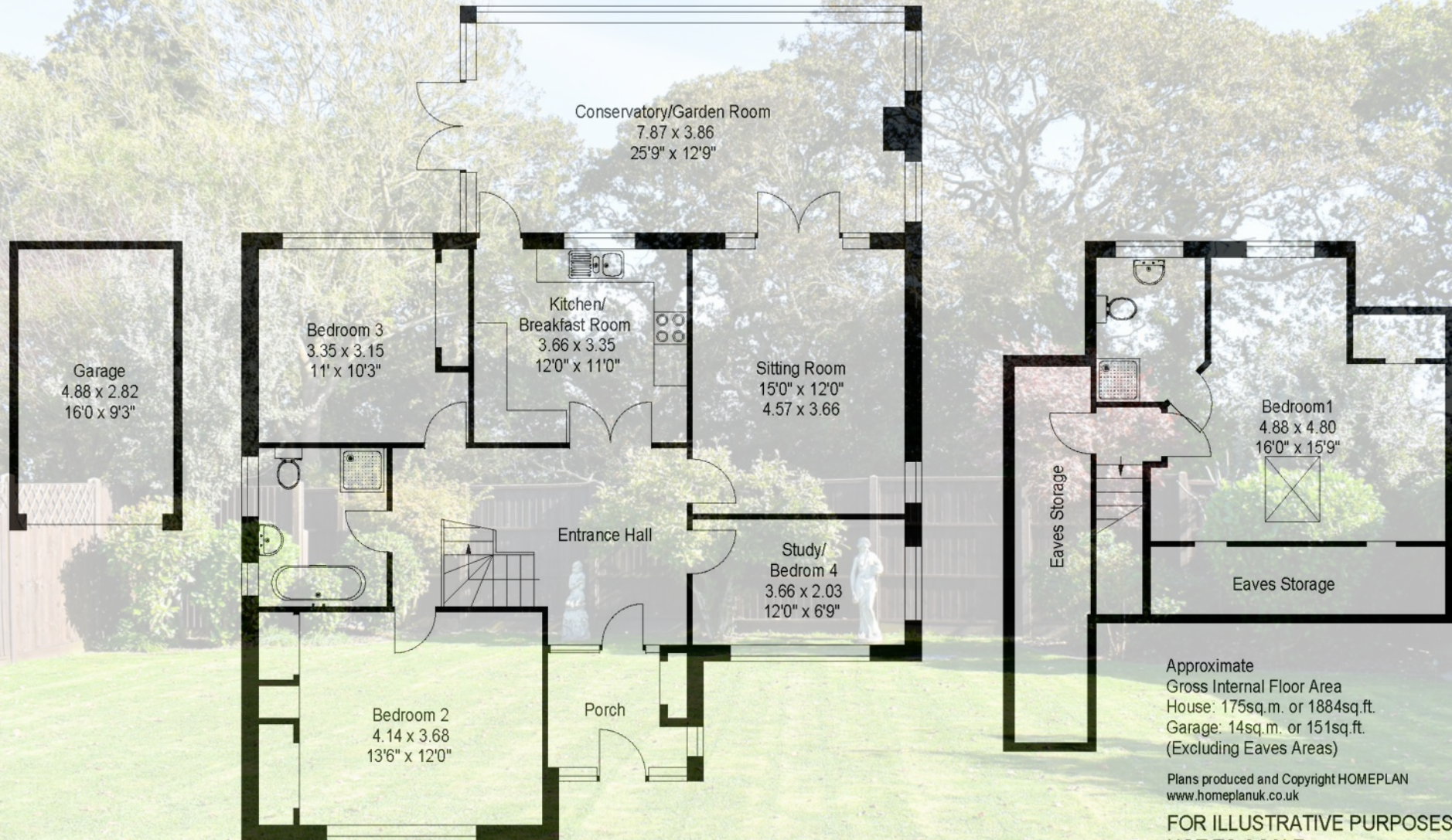


## Property Video

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



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 175sq.m. or 1884sq.ft.  
Garage: 14sq.m. or 151sq.ft.  
(Excluding Eaves Areas)

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**FOR ILLUSTRATIVE PURPOSES ONI  
NOT TO SCALE**



## Services

Energy Performance Rating: D Current: 65 Potential: 81

All mains services connected

## 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.



## Points Of Interest

Barton on Sea cliff top	0.3 Miles
The Cliff House restaurant	1.1 Miles
Pebble Beach restaurant	0.6 Miles
Chewton Glen Hotel & Spa	1.9 Miles
Durlston Court School	0.3 Miles
Ballard School	1.9 Miles
The Arnewood School	1.5 Miles
Tesco Superstore	1.1 Miles
New Milton centre and train station	1.4 Miles
New Forest	5.2 Miles
Bournemouth Airport	10.3 Miles
Bournemouth Centre	12.0 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 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)