



16 Chestnut Avenue,

*Barton On Sea, BH25 7BH*

SPENCERS  
COASTAL





*Located on a generous 0.4 acre plot, this detached residence occupies a prominent position on a scenic tree-lined avenue. Situated within walking distance of the Barton on Sea cliff top, the property boasts a spacious living area of approximately 2300 sqft.*



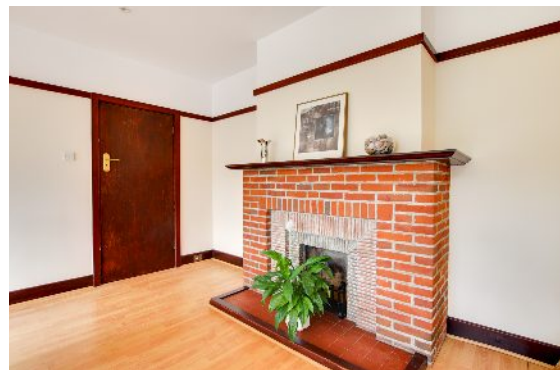
### The Property

Entrance porch leads to the impressive entrance hallway featuring original wood block flooring and stained-glass windows. The hallway provides access to all the ground floor rooms and also includes an understairs WC.

The spacious living room offers dual aspects, allowing ample natural light and features an open fire with a stone surround which serves as an appealing focal point in the room.

A separate dining room offering ample space for furniture and benefits from a feature bay window overlooking the front aspect.

At the rear of the property, there is a spacious kitchen/dining room featuring quarry tiling flooring throughout. The kitchen is well-equipped with a generous selection of cream wall, floor, and drawer units, complemented by wood effect worksurfaces. The kitchen is fitted with an integrated four-ring electric hob with an extractor fan overhead and a single oven.



**£1,250,000**  
FREEHOLD





*The residence is easily accessible via a sweeping carriage-style driveway, which leads to a detached double garage.*

## The Property

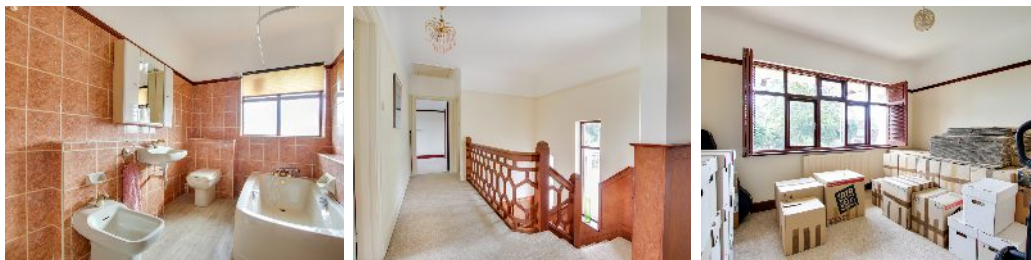
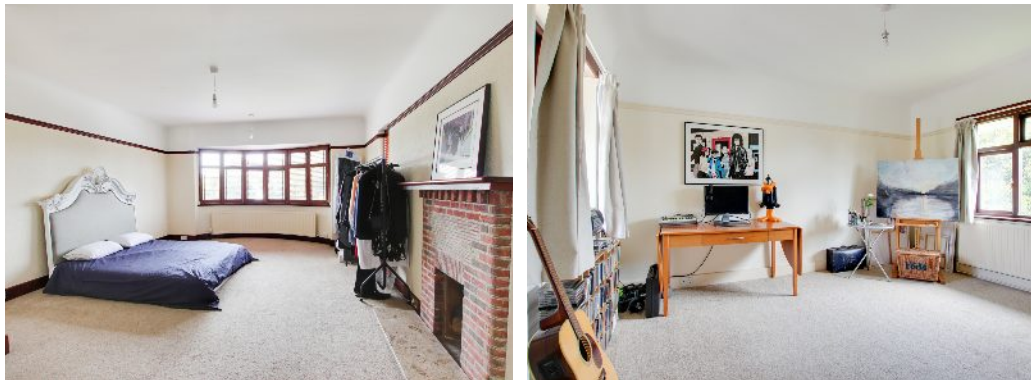
From the entrance hallway, an elegant L-shaped staircase leads to the part galleried first floor landing and features oversized windows offering pleasant views of the rear gardens

The primary bedroom suite is generously proportioned and offers ample space for bedroom furniture and includes a notable feature fireplace. Additionally, the suite benefits from a spacious three-piece en suite

The property offers three additional double bedrooms which are serviced via a three-piece family bathroom suite

## Property Video

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

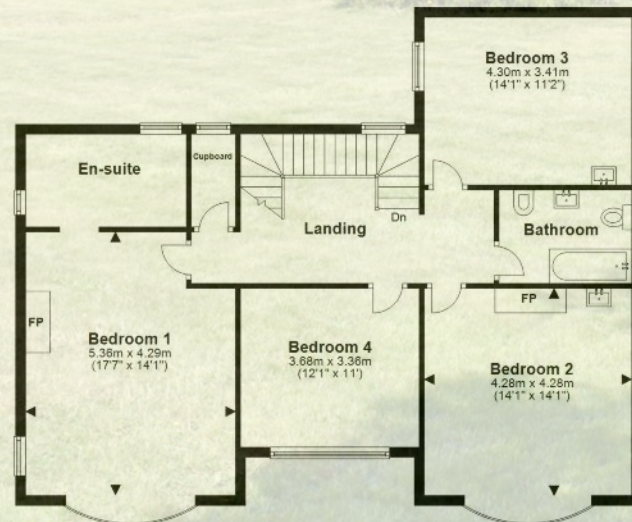


# FLOOR PLAN

Ground Floor



First Floor



## Approximate Gross Internal Areas

House: 210.8 sqm / 2269.0 sqft  
Garage & Shed (not necessarily in correct position/orientation): 66.3 sqm / 713.7 sqft

**Total Approximate Gross Area:  
277.1 sqm / 2982.7 sqft**



*Additionally, the property holds exciting potential for redevelopment, subject to the necessary planning conditions.*

## Outside

Access to the property is granted through a spacious sweeping in and out carriage-style driveway, which offers ample off-road parking for multiple vehicles. This driveway leads to a substantial detached double garage with the addition of a large storage room to the rear, providing flexibility for various uses.

The rear gardens are a notable highlight of the property, featuring expansive areas of well-maintained lawn and are enhanced by the use of mature trees and shrubbery, which creates a sense of privacy and seclusion.

There is sufficient space available to retain the existing property while also considering the development of the garage into an additional dwelling, subject to meeting the required planning conditions.



## The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and cliff-top 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 cliff-top restaurants and Barton on Sea Golf Club, a 27-hole cliff-top 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 in the small clifftop village of Barton on Sea, less than two miles from Christchurch Town Centre.*

## Services

Energy Performance Rating: E Current: 50 Potential: 74  
All mains services connected

## Points Of Interest

Barton on Sea cliff top	0.8 Miles
The Cliff House restaurant	1.5 Miles
Pebble Beach restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.5 Miles
Ballard School	1.4 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.6 Miles
New Milton centre and train station	0.8 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 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:

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