



Brackendale

38 Barton Common Lane, New Milton, BH25 5PS

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COASTAL





Brackendale is a truly delightful, detached residence located in one of Barton on Sea's most sought-after addresses, offering a tranquil yet highly convenient location close to the clifftop and beach. The property provides expansive and versatile living spaces, ideal for multi-generational living

The Property

The reception hall offers an immediate sense of grandeur, with a striking oak and glass staircase leading to the galleried landing. The sitting room is generously proportioned and enjoys a dual-aspect layout, complete with a wood-burning stove. Bi-folding doors open seamlessly onto the decked terrace, offering lovely views of the delightfully maintained garden.

The separate dining room provides an ideal space for entertaining, with double-glazed sliding doors that open onto the sun-drenched south-facing patio, perfect for alfresco dining.

The stunning kitchen/family room is an absolute highlight, offering a comprehensive range of oak units complemented by granite worktops. A central island unit provides additional workspace, while a range-style cooker, integrated fridge, Bosch microwave, and dishwasher are included for convenience. The room is bathed in natural light thanks to the bi-fold doors opening onto the decked terrace, perfect for enjoying outdoor living.

Adjacent to the kitchen is a lobby with built-in storage, a granite worktop, and under mounted sink unit, offering excellent practicality. The separate utility room provides additional storage and includes a fridge recess, tiled flooring, recessed ceiling spotlights, and a UPVC double-glazed door leading to the garden.

£1,325,000



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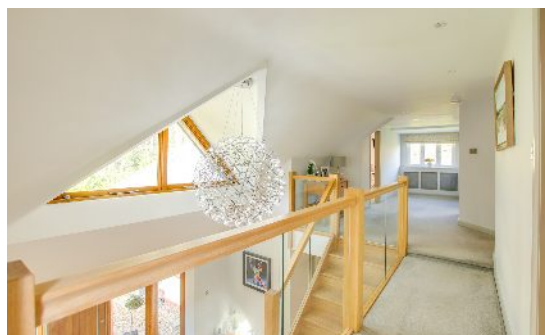


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Set across two floors, it currently offers five bedrooms and three reception rooms, in addition to a stunning kitchen/family room, separate utility and laundry rooms, boot room, double garage and an impressive garden room

The Property Continued ...

For more relaxed living, the snug lounge offers a cosy retreat with a pleasant outlook to the front.

The cloakroom features built-in shelving and seating, while the WC is fitted with a modern white Laufen suite.

The ground-floor bedroom suite offers a spacious double bedroom with built-in wardrobes and a luxury bathroom that includes a walk-in shower.

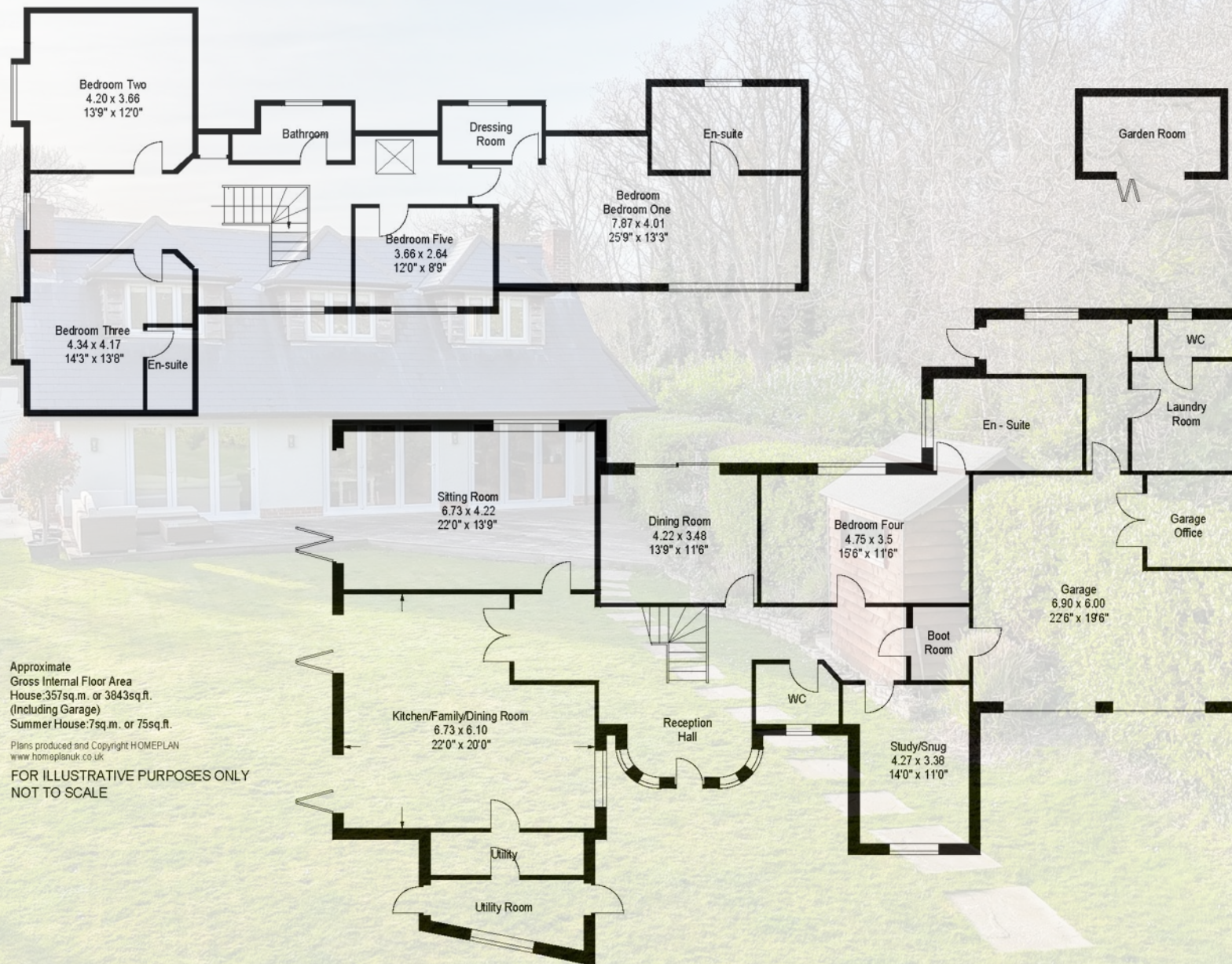
A laundry room completes the ground floor, with space for a washing machine and tumble dryer, wall and base storage units, a large butler sink, and a boiler cupboard housing a Worcester gas-fired boiler and pressurised hot water cylinder. The adjoining cloakroom is fitted with a modern white suite.

A stunning galleried landing leads to the first floor, featuring high-level glazing. A first-floor single bedroom enjoys beautiful views of the wooded surroundings through feature glazing.

The three first-floor double bedrooms are thoughtfully designed, with the master suite offering a luxurious retreat. The suite includes a separate dressing area with built-in wardrobes, an en-suite bathroom, boasting a splendid freestanding bath and a large shower cubicle and superior white suite. Vaulted ceilings and an impressive large oak window frame the stunning outlook.







Important Information

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 or 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.



A beautiful wood fringed garden extending to approximately ¼ acre complements the residence, creating a peaceful and secluded retreat

Outside

The property is discreetly positioned, accessed via a private driveway, offering a high degree of privacy with parking for multiple vehicles. To the left-hand side of the property, the majority of the garden feature a large expanse of lawn, complemented by a decking terrace adjacent to the property. To the southerly aspect, a large patio area offers further seating and relaxation prospects. The gardens are well-enclosed by mature hedging and fencing.

The timber clad garden room is a standout feature, complete with a wood-burning stove and bi-folding doors that open to overlook the gardens, offering a tranquil space to enjoy the surroundings and capture the evening sun.

Additional Information

Energy Performance Rating: C Current: 72 Potential: 79

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Superfast broadband with speeds of 35 Mbps is available at the property (Ofcom)

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





The Local Area

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	0.5 Miles
The Cliff House Restaurant	1.3 Miles
Pebble Beach Restaurant	0.8 Miles
Chewton Glen Hotel & Spa	1.8 Miles
Durlston Court School	0.3 Miles
Ballard School	1.8 Miles
Tesco Superstore	1.0 Miles
New Milton Centre and Train Station	1.3 Miles
New Forest National Park	5.0 Miles
Bournemouth Airport	10.9 Miles
Bournemouth Centre	12.2 Miles
London (1 hour 45 mins by train)	110 Miles



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