



46 Barton Court Avenue,

Barton On Sea, BH25 7HG

SPENCERS
COASTAL





Four spacious double bedrooms, complemented by an expansive landscaped rear garden bathed in westerly sunlight, along with a double garage and outbuildings.

The Property

This property provides generously proportioned living spaces, suffused with an abundance of natural light. The ground floor features an impressive front-to-rear living room, complete with an open fireplace and is connected seamlessly to the rear garden through sliding doors.

The capacious, contemporary kitchen/breakfast room is perfect for a sizable family. Fully fitted with an enormous amount of storage, and plenty of worktop space complete with a gas hob, built-in microwave, grill and oven.

On this floor, you will also find the sizable formal dining room, which could also be used as a fifth bedroom or a children's playroom. There is plenty of storage under the stairs plus a full bathroom for convenience.

£865,000





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This impressive, detached family residence boasts large, secluded frontage with a sweeping in and out carriage-style driveway.

The Property

Ascending to the first floor reveals four inviting double bedrooms, all exuding a sense of brightness and space. Additionally, there's a dedicated study area and a family bathroom. The three of bedrooms are equipped with fitted wardrobes, while the master bedroom boasts an ensuite bathroom.

Property Video

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



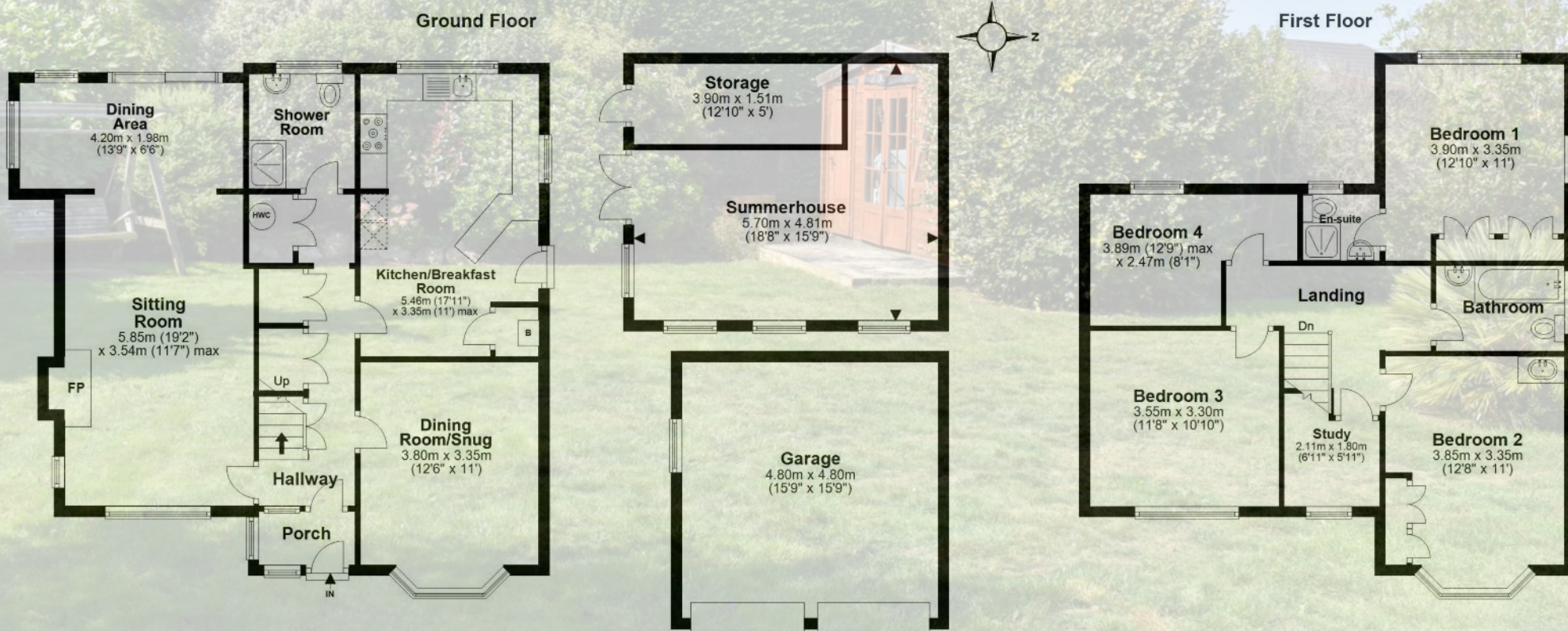
FLOOR PLAN

Approx Gross Internal Areas

House: 143.0 sqm / 1539.2 sqft

Outbuildings: 50.6 sqm / 544.6 sqft

Total Approx Gross Area: 193.6 sqm / 2083.8 sqft





Outside

Externally, the property presents an extensive frontage with a private drive through driveway, offering ample off-road parking that can easily accommodate multiple vehicles, including a caravan or boat. Furthermore, a double garage is at your disposal. To the rear, you'll find a beautifully secluded garden, capturing the westerly sun, complete with a patio seating area and two storage sheds.

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.



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	0.3 Miles
The Cliff House restaurant	0.7 Miles
Pebble Beach restaurant	0.3 Miles
Chewton Glen Hotel & Spa	1.5 Miles
Durlston Court School	1.0 Mile
Ballard School	1.9 Miles
The Arnewood School	1.1 Miles
Tesco Superstore	1.3 Miles
New Milton centre and train station	1.2 Miles
New Forest	5.1 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	13.0 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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