



14 Highlands Road

*Barton On Sea, BH25 7BL*

SPENCERS  
COASTAL









*Situated in a highly regarded residential road this characterful five bedroom detached family house enjoys a sunny west facing corner plot*

## The Property

A spacious and welcoming reception hall with turning staircase leading to first floor galleried landing has a door accessing a well-appointed ground floor shower room.

The elegant snug features an attractive fireplace, bespoke shelving and storage, and a bay window adorned with double doors leading out to the sun terrace and gardens.

The main sitting room impresses with its generous proportions featuring attractive wooden flooring, a focal point fireplace with wood burner and two bay windows, one with double doors leading out to the sunny garden.

The magnificent kitchen/dining room has been beautifully designed with a comprehensive range of handmade shaker style storage cupboards and drawers, extensive quartz worktops and breakfast bar, Falcon double range cooker, built-in appliances including Siemens dishwasher, Gaggenau microwave with warming drawer below and wine fridge.

The dining area enjoys a high sloping ceiling with 3 remote control opening Velux windows and a fully glazed feature end wall with double doors opening onto the sun terrace and gardens.

Completing the ground floor are two well-proportioned reception rooms. One serves as a brilliant cinema room, perfect for entertainment and relaxation, while the other functions as an office space with a triple aspect view overlooking the front gardens, providing an ideal workspace.

**£950,000**







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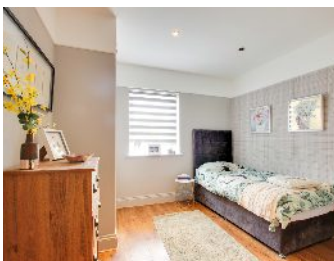
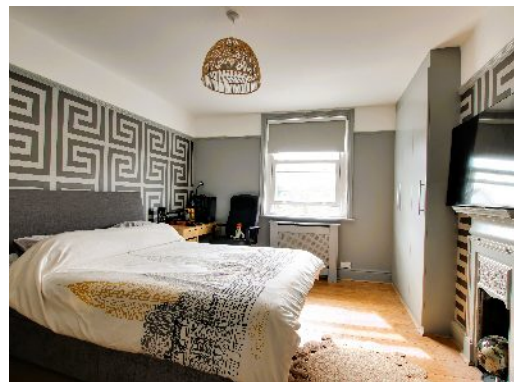
*Beautifully presented throughout this spacious home benefits from four separate reception rooms as well as an exceptional open plan kitchen/dining room*

### The Property Continued...

The first floor boasts a galleried landing, a beautifully appointed fully tiled shower room with double bowl vanity unit, walk-in shower and WC. There are 5 double generous bedrooms, all of which have built-in wardrobes.

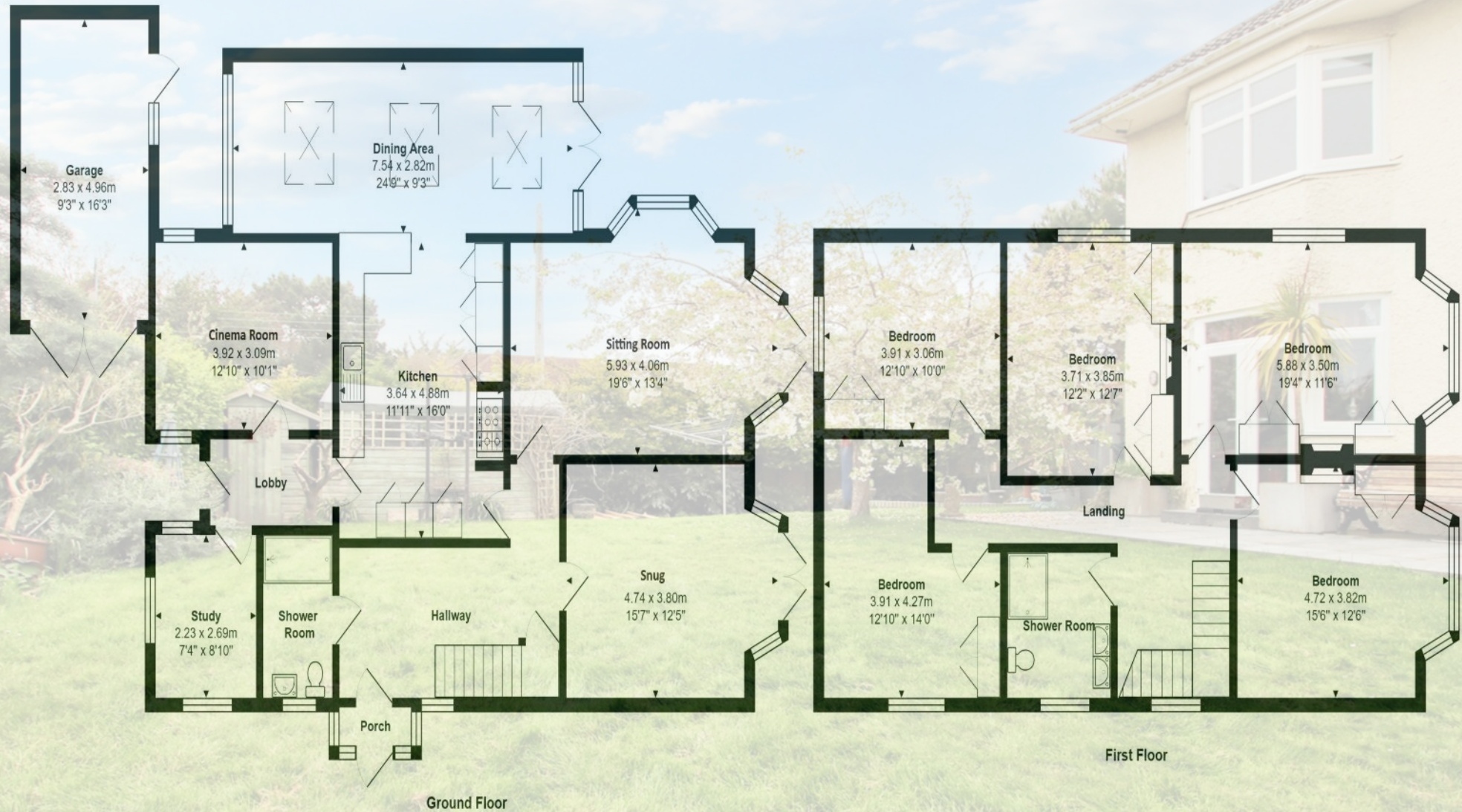
### Property Video

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





# FLOOR PLAN



Total Area: 239.5 m<sup>2</sup> ... 2578 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Outside

Outside, the property is set within a generous corner plot, featuring a sizable driveway providing extensive off-road parking, leading to a detached garage.

The meticulously landscaped main garden, boasting a sunny westerly aspect, offers a tranquil retreat, complete with a spacious patio area transitioning seamlessly onto a sizeable lawn area bordered by established flower and shrub beds.

Additional amenities include a detached garden shed and a detached garage featuring a utility area with plumbing and space for a washing machine and tumble dryer.

## 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.

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: D Current: 68 Potential: 78

Council Tax Band: F

Tenure: Freehold

All mains serviced connected

## Points Of Interest

Barton on Sea Cliff Top	0.8 Miles
The Cliff House Restaurant	1.0 Miles
Pebble Beach Restaurant	0.6 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.9 Miles
Ballard School	1.7 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	1.2 Miles
New Milton Centre and Train Station	1.2 Miles
New Forest	5.0 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	12.0 Miles
London	110 Miles (1 hour 45 mins by train)

## 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 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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