



1 Chestnut Avenue

Barton on Sea, BH25 7BQ

SPENCERS
COASTAL



An impressive 2400 sq. ft chalet bungalow, located along a quiet tree lined avenue, situated within a private corner plot amassing to 0.25 acres

The Property

- Entrance porch leading through to entrance hall, providing access to all ground floor accommodation and WC
- Double casement doors open through into the bright and airy living room which enjoys a delightful aspect over the rear gardens
- Opening through to the adjacent sun room, which has a door opening onto rear patio
- Excellent L-shape kitchen/dining room fitted with a large range of cream matte wall, floor and drawer units with quality wood worksurfaces over
- Integrated appliances include induction hob with stainless steel extractor over, double oven, dishwasher and ample space for American style fridge/freezer
- Generous ground floor bedroom suite benefiting from fitted wardrobes and sliding doors opening onto the rear patio and gardens
- Contemporary three-piece en-suite, comprising large walk-in shower finished with stylish tiled walls.
- Additional ground floor rooms include bedroom 5/ office with a pleasant aspect to the front and a useful utility room with a personal door into the integral garage
- Stairs rise from the living room to the first-floor landing providing access to three well-proportioned bedrooms, two of which benefit from three-piece en-suites shower rooms

£875,000



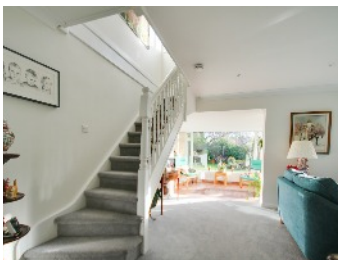
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The property offers versatile and extensive accommodation, featuring a modern L-shape kitchen dining room, five bedrooms and four bathrooms (three of which are en-suite). Further benefiting a double garage and generous off-road parking.

Outside

The property is approached via a block paved driveway providing access to the integral garage and offers extensive off-road parking.

To the left-hand side of the property, double gates open through to an additional parking area suitable for trailers/motor-homes.

Delightful rear south facing rear garden, which are mainly laid to lawn, with a large patio adjacent to the rear of the property, bordered by established trees and shrubbery creating much privacy.

Planning Granted

Planning permission granted for a rear extension. Planning reference number 22/10786

Property Video

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





The property further benefits from a integral garage and off-road parking

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.

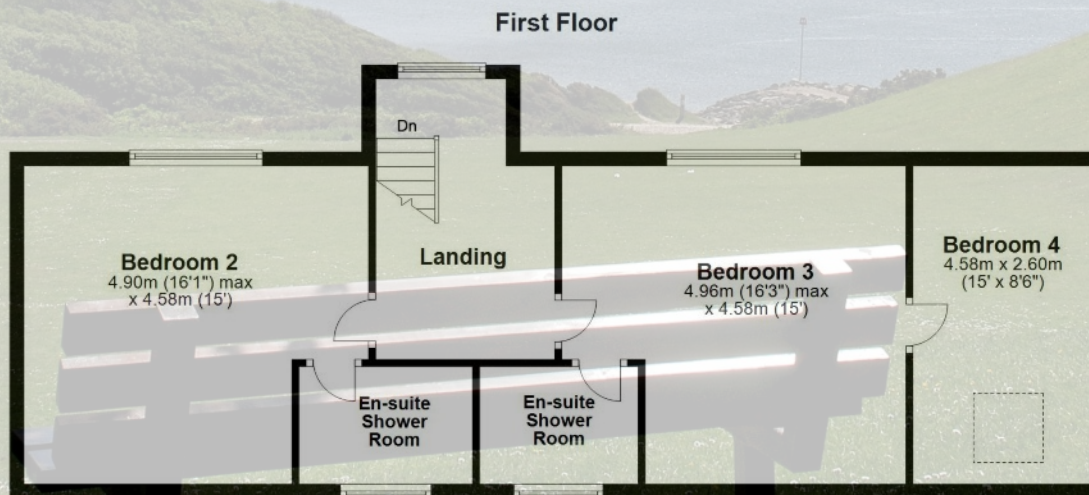
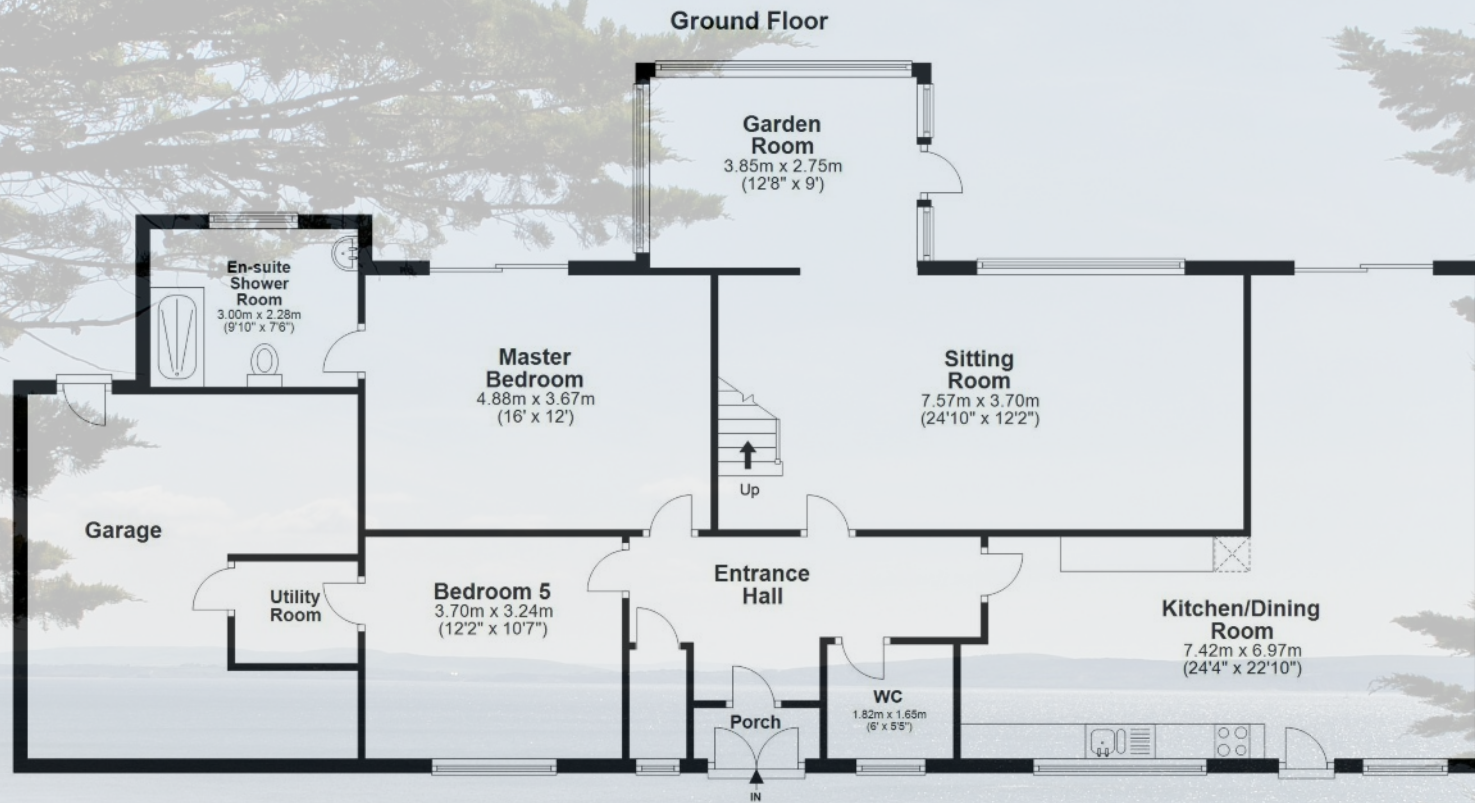
Barton has a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses on leafy Barton Common Road.

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.



FLOOR PLAN



**Total Approx Gross Area:
228.4 sqm / 2458.6 sqft**



Situated in the small clifftop village of Burton, less than two miles from Christchurch Town Centre.

Services

Energy Performance Rating: C Current: 70 Potential: 77

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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