



7 Powers Court Road

Barton on Sea, New Milton, BH25 7PD

SPENCERS
COASTAL





A delightful detached 1930's character residence, ideally positioned in a premier coastal location, just one road back from the clifftop, set on a superb south-facing plot extending to 0.22 acres

The Property

The welcoming entrance hallway features oak-engineered flooring throughout, providing ample cloak storage, a ground-floor WC, and shower room, offering access to all principal ground-floor accommodation.

At the end of the hallway lies the hub of the home: a stunning L-shaped kitchen/dining/family room, with French doors opening onto the southerly patio and gardens. The kitchen is fitted with an extensive range of wall, floor, and drawer units with high-quality wooden work surfaces and stylish tiled splashback.

A central island provides a practical breakfast bar, while a large corner larder cupboard adds further storage. The space accommodates a large American-style fridge freezer, Range-style oven with extractor fan, and dishwasher.

Off the kitchen, a charming orangery-style room features floor-to-ceiling windows, large rooflights, and French doors, filling the space with natural light.

Leading from the orangery, the utility room offers additional work surfaces and storage, with space and plumbing for white goods, plus access to the integral garage.

The generously proportioned living room features a log burner with oak mantel and stone hearth, creating a striking focal point.

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The accommodation, tastefully modernised by the current owners, comprises 2,780 sqft and offers open-plan kitchen living, four double bedrooms, and three receptions

The Property Continued ...

The ground floor also offers a versatile additional reception room, currently used as a snug with a large bay window to the front aspect; this could alternatively serve as a ground-floor bedroom, conveniently located opposite the shower room.

An attractive wooden staircase rises to the first floor, where a part-galleried landing leads to four double bedrooms, all offering generous space for furniture and storage.

The modern four-piece family bathroom comprises a panelled bath with shower attachment, large corner shower cubicle, and concealed WC, complete with tiled floor and walls.

The principal suite is exceptionally spacious, overlooking the rear gardens and featuring a luxurious four-piece ensuite with corner bath, walk-in rainfall shower, and his-and-hers wash basins with stylish tiled walls and flooring.



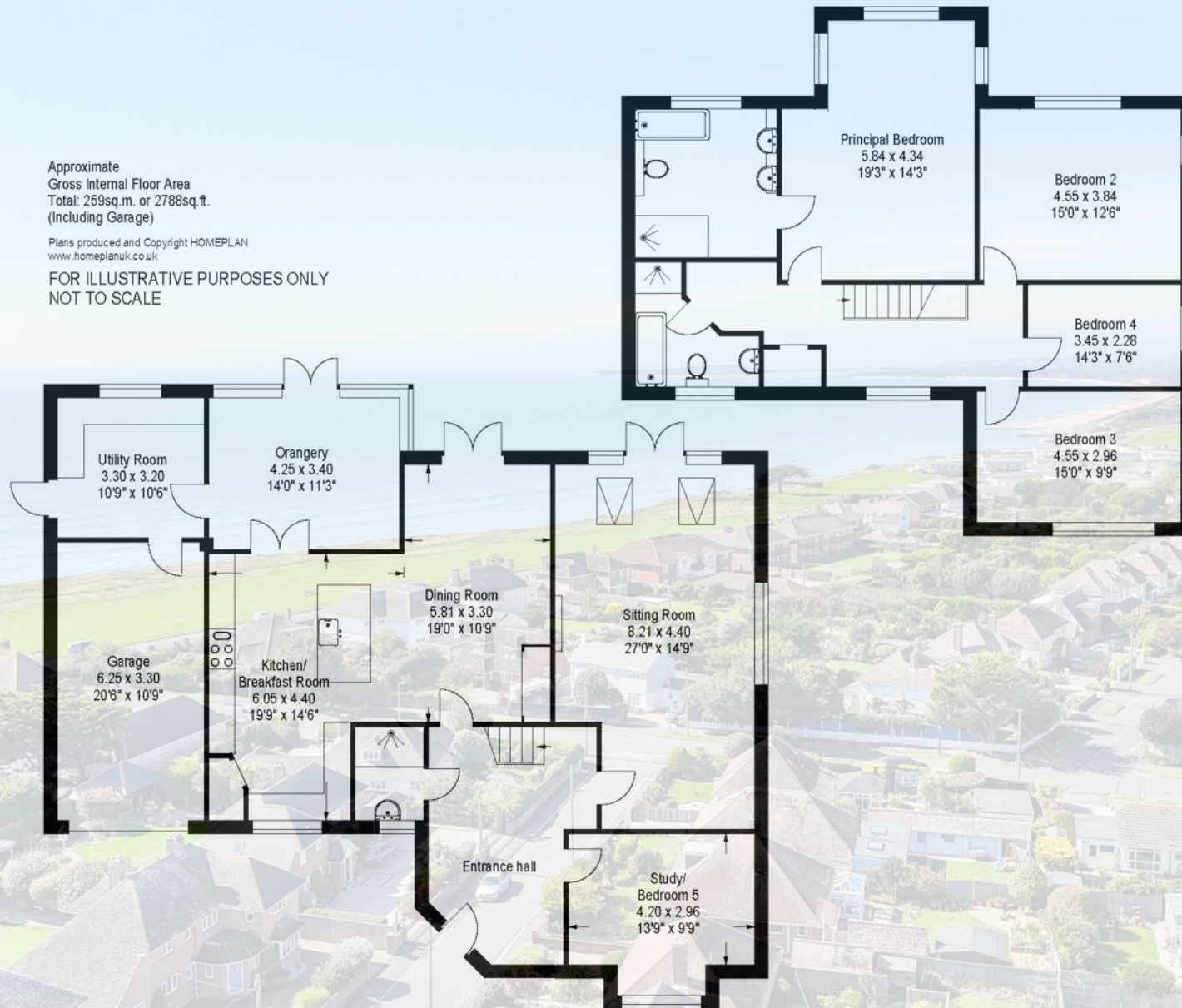




Approximate
Gross Internal Floor Area
Total: 259sq.m. or 2788sq.ft.
(Including Garage)

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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.



The property further benefits from an in-and-out driveway and integral single garage

Outside

Approached via a carriage-style in-and-out driveway, the property offers ample off-road parking and access to the integral garage, with side access leading into the rear gardens.

The gardens are a true highlight, enjoying a southerly aspect, a large expanse of lawn bordered by mature trees and fencing for high privacy, and an extensive patio stretching from the rear and along the side, maximising sunlight throughout the day.

At the rear of the garden sits a well-proportioned home office, fully insulated and equipped with power and electricity.

Additional Information

Energy Performance Rating: C Current: 75 Potential: 79

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 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 ideal for bathing and sunbathing, while the clifftop is ideal for coastal dog walks.

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.

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.

Points Of Interest

Barton on Sea Cliff Top	0.2 Miles
The Cliff House Restaurant	0.3 Miles
Pebble Beach Restaurant	0.8 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.7 Miles
Ballard School	2.5 Miles
Tesco Superstore	2.1 Miles
New Milton Centre & Train Station	1.9 Miles
New Forest National Park	4.0 Miles
Bournemouth Airport	9.1 Miles
Bournemouth Centre	10.9 Miles
London (1 hour 45 mins by train)	103 Miles



For more information or to arrange a viewing please contact us:

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