



11 Penny Hedge

*New Milton, BH25 7TA*

SPENCERS  
COASTAL









*A well-appointed detached residence, set within private southerly gardens and ideally positioned in a quiet residential area of Barton on Sea, just a short walk from the cliff top*

## The Property

Bright and welcoming, the entrance hallway features LVT flooring throughout and gives access to all accommodation, including a WC, cloak cupboard and useful understairs storage.

To the front aspect, the large dual-aspect living room enjoys a bay window and an gas fire with stone surround, creating a focal point for the room.

Double casement doors open into the separate dining room, with ample space for furniture and sliding doors leading onto the patio.

At the rear of the property, the open-plan kitchen/breakfast room is a real hub of the home, with double doors from the dining area opening directly onto the gardens. The kitchen is fitted with a good range of light cream wall, floor and drawer units, complemented by wood-effect worksurfaces and a stylish tiled splashback. Integrated appliances include a double oven, dishwasher and fridge.

A useful utility room provides additional worksurface, storage and space/plumbing for white goods. From here, a door opens into the study, which in turn gives internal access to the garage.

**£725,000**



2



5



2









*The accommodation includes four double bedrooms, one with an en suite, three reception rooms, generous off-road parking and an integral garage*

### **The Property Continued ...**

From the entrance hallway, a turned staircase rises to the first floor accommodation, where four double bedrooms are found, two with fitted wardrobes.

The family bathroom is fitted with a white panelled 'P' shaped bath with shower attachment and screen, finished with partly tiled walls and flooring.

The generous primary bedroom features a fitted double wardrobe and an excellent en suite shower room, comprising a large walk-in shower with rainfall showerhead, fitted WC and handwash basin units, complemented by modern tiling.



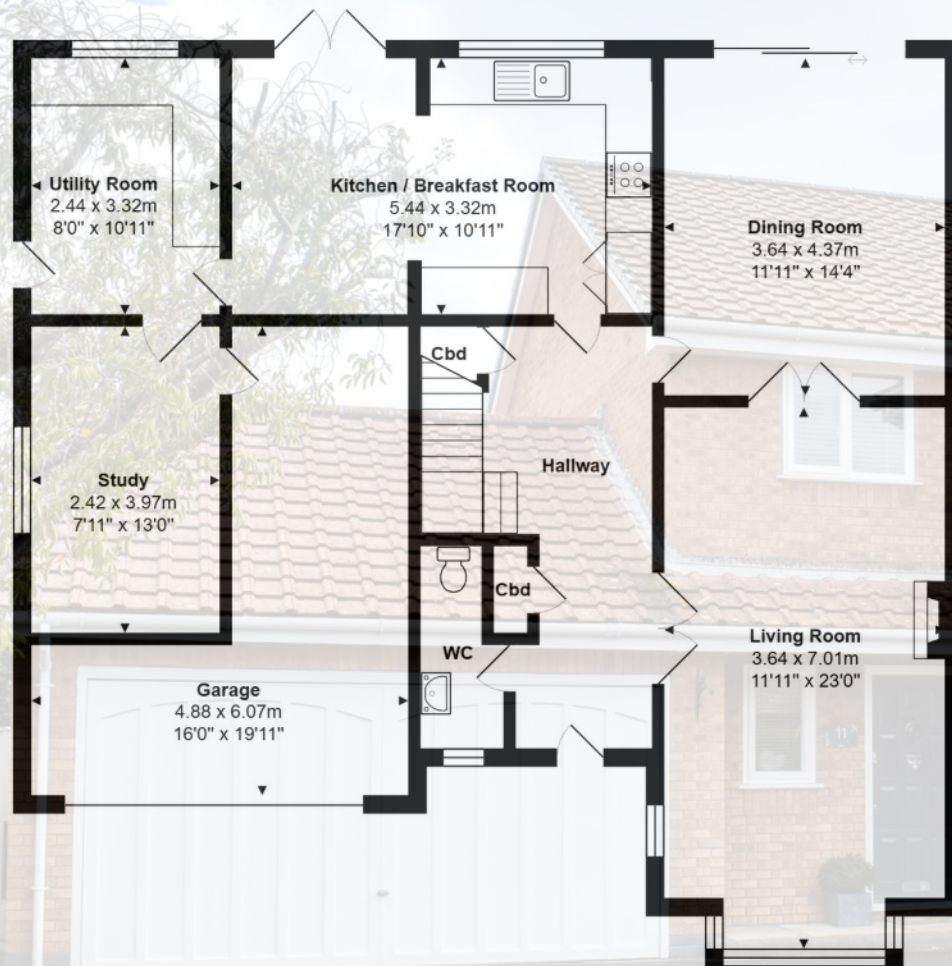




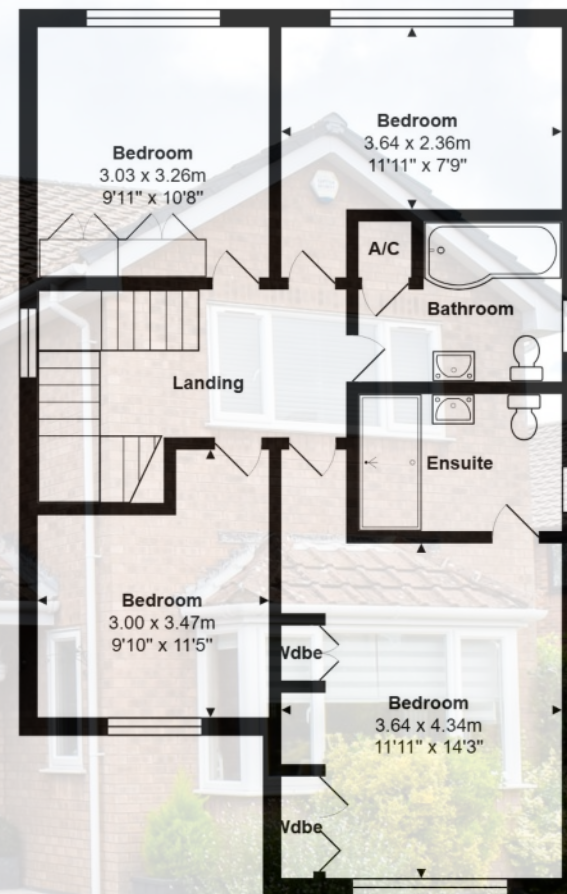








**Ground Floor**



**First Floor**



Total Area: 185.7 m<sup>2</sup> ... 1998 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.





*Barton on Sea offers a relaxed coastal lifestyle with clifftop views, excellent schools, modern homes, and great access to both the New Forest and London*

## Outside

The property is approached via a tarmac driveway providing parking for several vehicles, access to the integral garage and gated side access to the gardens.

The rear gardens are a particular highlight, enjoying a sunny southerly aspect and excellent privacy with high hedging and close-board fencing. Well-stocked shrub borders and a large patio across the rear of the house create an ideal setting for outdoor entertaining.

## Services

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold

Services: All mains connected

Broadband: FFTP - Fibre to the property directly

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 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 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

Durlston Court School	0.4 Miles
Tesco Superstore	0.8 Miles
Barton on Sea Cliff Top	0.9 Miles
New Milton Centre & Train Station	0.9 Miles
Pebble Beach Restaurant	1.0 Miles
The Cliff House Restaurant	1.3 Miles
Ballard School	1.6 Miles
New Forest National Park	3.1 Miles
The Arnewood School	3.4 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	11.8 Miles
London	103 Miles





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

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)