



11 Chestnut Avenue

Barton on Sea, BH25 7BQ

SPENCERS
COASTAL



A substantial five bedroom house set in generous south facing gardens of just under a quarter of an acre on one of Barton on Sea's most popular tree-lined roads.

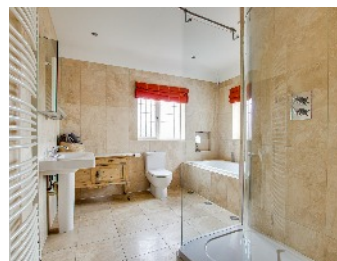
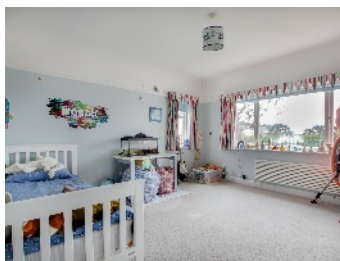
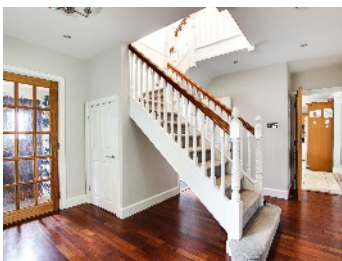
The Property

The house is approached over a sweeping 'in-out' gravel drive providing ample parking and access to the large garage where there is an electric car charging point.

The front door opens to an enclosed porch beyond which lies a generous hall offering access to the principle reception rooms, downstairs shower room and wc with a turning staircase to the first floor.

Double doors open from the hall to the sitting room which has south facing French windows opening onto the garden via a paved terrace. The sitting room leads through the dining room which also has double glazed doors to the garden and opens to the kitchen / breakfast room creating an extremely practical and sociable living space across all reception rooms.

The kitchen / breakfast room features fully fitted units providing ample storage with a range of integrated appliances and space for an American style fridge / freezer. Beyond the kitchen is a utility room with sink and fitted units as well as space for a washing machine and a back door to the outside.



£1,450,000







The accommodation is beautifully presented and extends to over 2,550 square feet providing convenient and contemporary family living close to excellent retail, transport and recreational amenities.

The Property

Upstairs the large central landing features a spacious study area and also provides access to five double bedrooms. The main bedroom is accessed via a dressing area flanked by fitted wardrobes. There is also an adjoining en suite shower room. Three of the remaining bedrooms have built in wardrobes with the fifth bedroom lying adjacent to the family bathroom.



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

Outside

The gardens lie to the rear of the house and have a delightful southerly aspect while remaining very private. There is a paved terrace immediately to the rear of the house which can be accessed from the sitting room and dining room, beyond which lie level lawn gardens and an entertaining area on the eastern side complete with a wood fired pizza oven creating a superb space for entertaining. There is also an access door from the garden into the garage and the gardens are surrounded by mature planting providing established separation from neighbours.

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'.

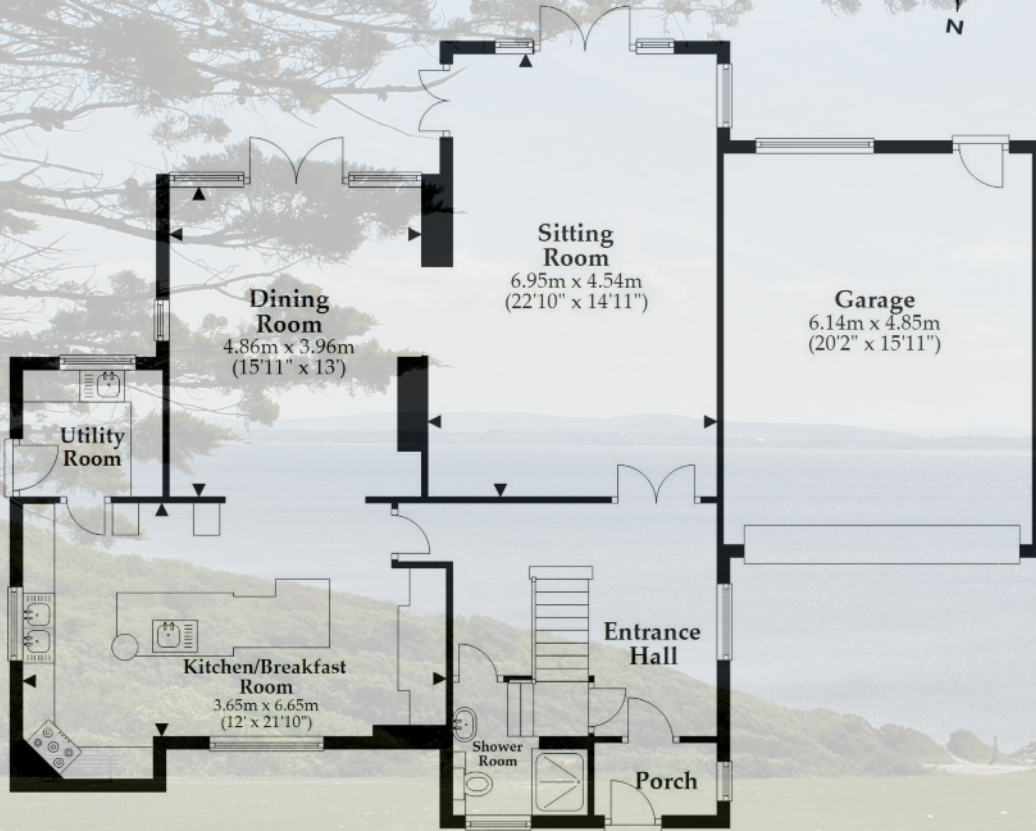
Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.



FLOOR PLAN

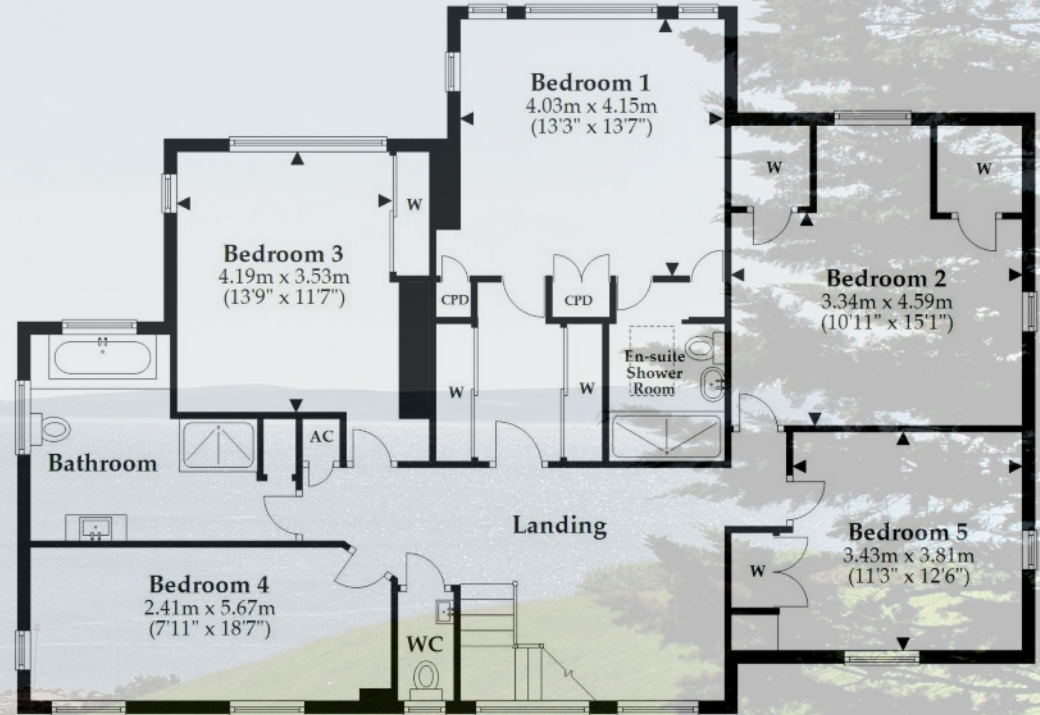
Ground Floor

Approx. 132.5 sq. metres (1426.1 sq. feet)



First Floor

Approx. 134.8 sq. metres (1451.2 sq. feet)



Total area: approx. 267.3 sq. metres (2877.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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

Services

Energy Performance Rating: C Current: 72 Potential: 81

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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