



**Spindrift**

*15 Marine Drive West, Barton On Sea, BH25 7QH*

**SPENCERS**  
COASTAL





# SPINDRIFT

MARINE DRIVE WEST

*A substantial five-bedroom detached house providing versatile and extensive living space exceeding 3000 sqft. Situated in one of the area's most desired roads, it enjoys panoramic coastal views stretching across Christchurch Bay to the Isle of Wight. The property is surrounded by well-sized established and private gardens and includes a detached garage, accessible via a sweeping carriage-style driveway.*

## Property Video

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







## The Property

A tiled entrance porch leads to a striking entrance hallway featuring attractive wood flooring that extends throughout. A focal point is the brick fireplace, lending charm and warmth on arrival in this beautiful home. The hallway provides access to the ground floor accommodation, including an understairs WC

Glazed double doors open to reveal a charming triple-aspect living room with bi-folding doors that seamlessly connect to the rear patio and gardens. The room is enhanced by an appealing brick fireplace featuring an inset contemporary gas flame-effect fire and an exposed beam overhead.

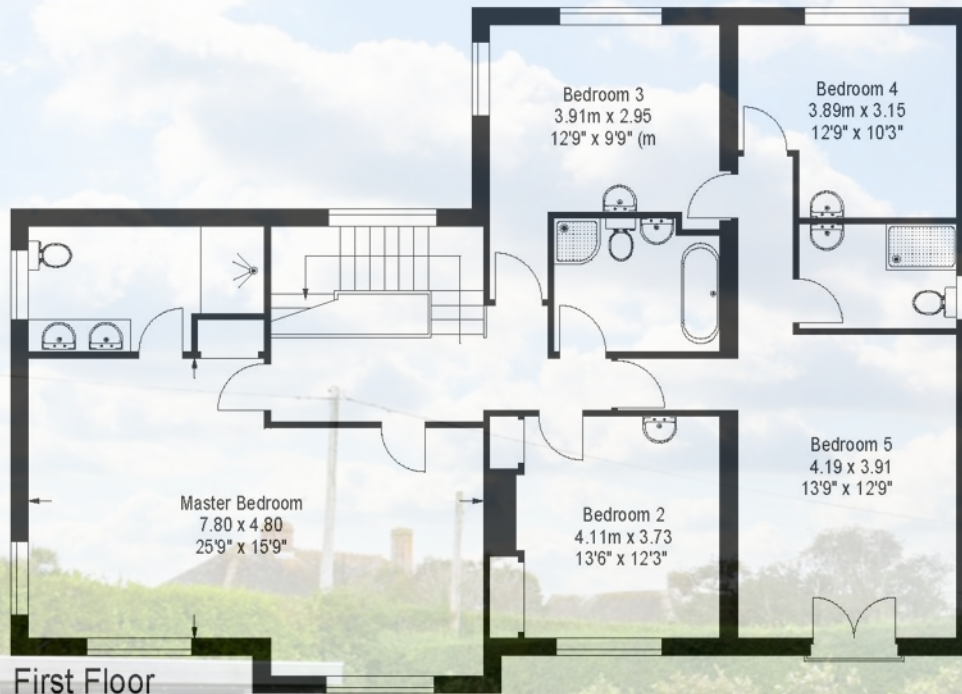
Leading off the opposite side of the hallway is the open-plan kitchen/dining room, showcasing bi-folding doors that open onto the rear patio. The kitchen features an extensive range of fitted white gloss wall, drawer, and floor units with white Corian worksurfaces. A generous island unit not only provides extra storage but also serves as a practical breakfast bar.

The kitchen comes equipped with integrated Neff appliances, featuring a four-ring ceramic hob with an overhead extractor fan, a double oven, a combination microwave, an AEG dishwasher and a wine cooler.

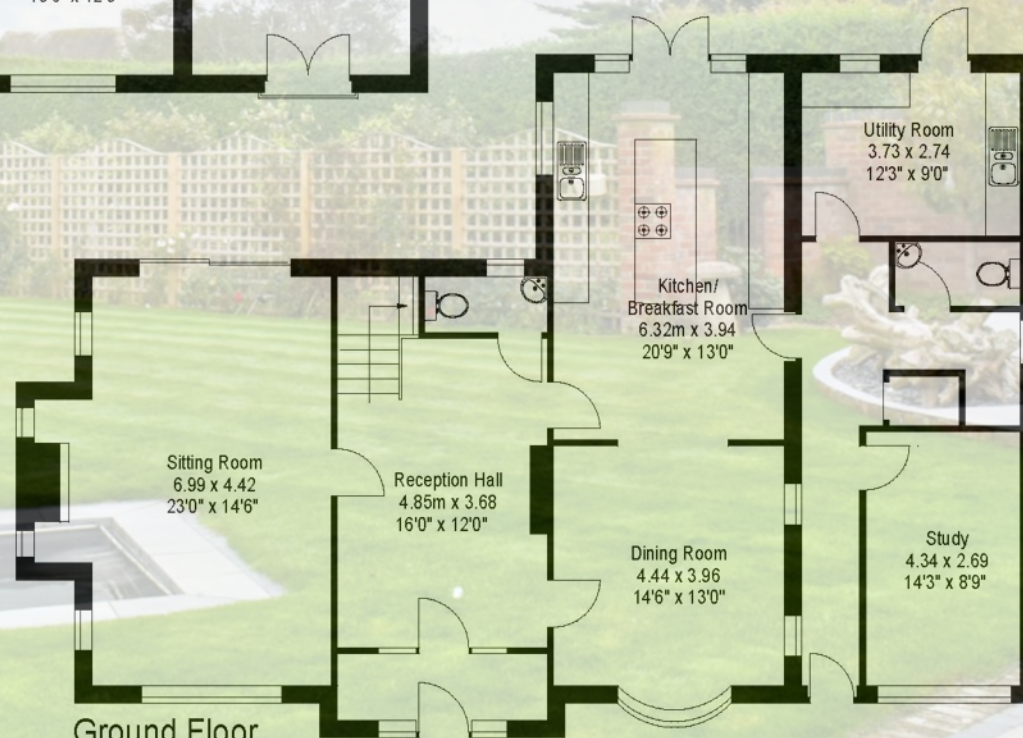
The adjoining dining area, with panoramic sea views, provides generous space for furniture and offers a separate access leading back to the hallway.

Branching off from the kitchen is the inner hallway, designed to be easily separated to form a self-contained annex, complete with its own staircase leading to the first floor.

# FLOOR PLAN



First Floor



Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 287sq.m. or 3089sq.ft.

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NOT TO SCALE











## The Property Continued

From the inner hall, there is access to a WC and two additional rooms. The front-facing room, presently utilised as an office, could comfortably accommodate double bed furniture. To the rear, a practical utility room provides additional unit and storage space, equipped with plumbing for white goods and featuring a separate access to the garden.

The entrance hall leads to a striking feature staircase with a modern glass balustrade that ascends to the partially galleried landing. A large window in this area provides an attractive view overlooking the rear gardens.

One of the property's distinctive features is the main bedroom, offering a dual aspect with expansive views stretching across to the Needles. This suite incorporates fitted dressing room furniture and wall-to-wall, full-height wardrobes.

The en suite shower room is adorned with fully tiled marble floors and walls, featuring a walk-in shower with a rainfall shower attachment and glass partition. It also includes twin basins with storage cupboards below, a WC, a heated towel rail, and underfloor heating.

Four more bedrooms on the first floor, all comfortably sized doubles, provide ample space for bedroom storage. Among them, two enjoy scenic coastal views and are serviced by two family bathrooms on the first floor.

One features a walk-in shower, while the other offers a four-piece suite including a bath with mixer taps and a separate shower cubicle. Both bathrooms are embellished with contemporary wall and floor tiling.









## Outside

Accessed through a spacious sweeping carriage-style driveway, the property offers ample off-road parking and leads to the detached garage through a set of wooden gates. The front gardens are enclosed by fencing and hedging, featuring a circular design with paving as a distinctive feature.

The rear gardens are meticulously landscaped, primarily consisting of lush lawns enclosed by mature hedging and fencing, providing a high level of privacy. Adjacent to the rear of the property and accessible through the bi-folding doors, there is a raised patio terrace, ideal for outdoor dining. Additionally, situated at the rear of the property is a modern summerhouse perfectly positioned to capture sunlight throughout the day.

## 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 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.





## Services

Energy Performance Rating: C Current: 76 Potential: 81  
All mains services connected

## Points Of Interest

Barton on Sea cliff top	0.0 Miles
The Cliff House restaurant	0.2 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.4 Miles
Ballard School	2.5 Miles
The Arnewood School	1.7 Miles
Tesco Superstore	2.1 Miles
New Milton centre and train station	1.9 Miles
New Forest	4.3 Miles
Bournemouth Airport	9.6 Miles
Bournemouth Centre	12.4 Miles
London (1 hour 45 mins by train)	110 Miles

## Important Notice

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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