



The Gate House

8 Barton Wood Road, Barton on Sea, New Milton, BH25 7NN

SPENCERS
COASTAL





A superb detached residence, perfectly positioned just one road back from the Barton on Sea cliff top, offering an enviable coastal lifestyle

The Property

A spacious and welcoming entrance hall with vaulted ceiling and wooden flooring sets the tone for the rest of the home, providing access to all ground floor rooms, along with a cloakroom and coats cupboard.

Positioned at the rear of the house, the kitchen is of excellent proportions and fitted with a bespoke range of units with wooden work surfaces and tiled splashbacks. There is ample space for a gas Aga, further appliances, and a breakfast table, with a door leading conveniently through to the double garage.

Opening directly from the kitchen is a large conservatory, creating a wonderful extension of the living space. This bright and airy room enjoys a pleasant aspect over the rear gardens and has French doors opening onto the raised decking.

Adjacent to the kitchen, the generous sitting room enjoys a double aspect and features a woodburning stove, providing an attractive focal point. Additional ground floor accommodation includes a good-sized study as well as a spacious dining room, which enjoys views over the front garden.

OIEO £850,000



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Set on a wonderfully private plot, this impressive home extends to approximately 2,452 sqft and combines generous proportions with a light, free-flowing layout

The Property Continued ...

An elegant staircase rises from the hallway to a part-galleried landing, where a Velux window allows for an abundance of natural light. The first floor offers four well-proportioned double bedrooms, all benefitting from built-in wardrobes. Bedroom two includes a large en suite shower room, while the remaining rooms are served by a family bathroom fitted with a white three-piece suite, including a corner bath with shower attachment, concealed hand wash basin, WC, and fully tiled walls.

The principal bedroom is of particularly generous size, offering ample built-in storage, a southerly facing balcony, and a contemporary en suite shower room with a large walk-in shower and stylish tiling.

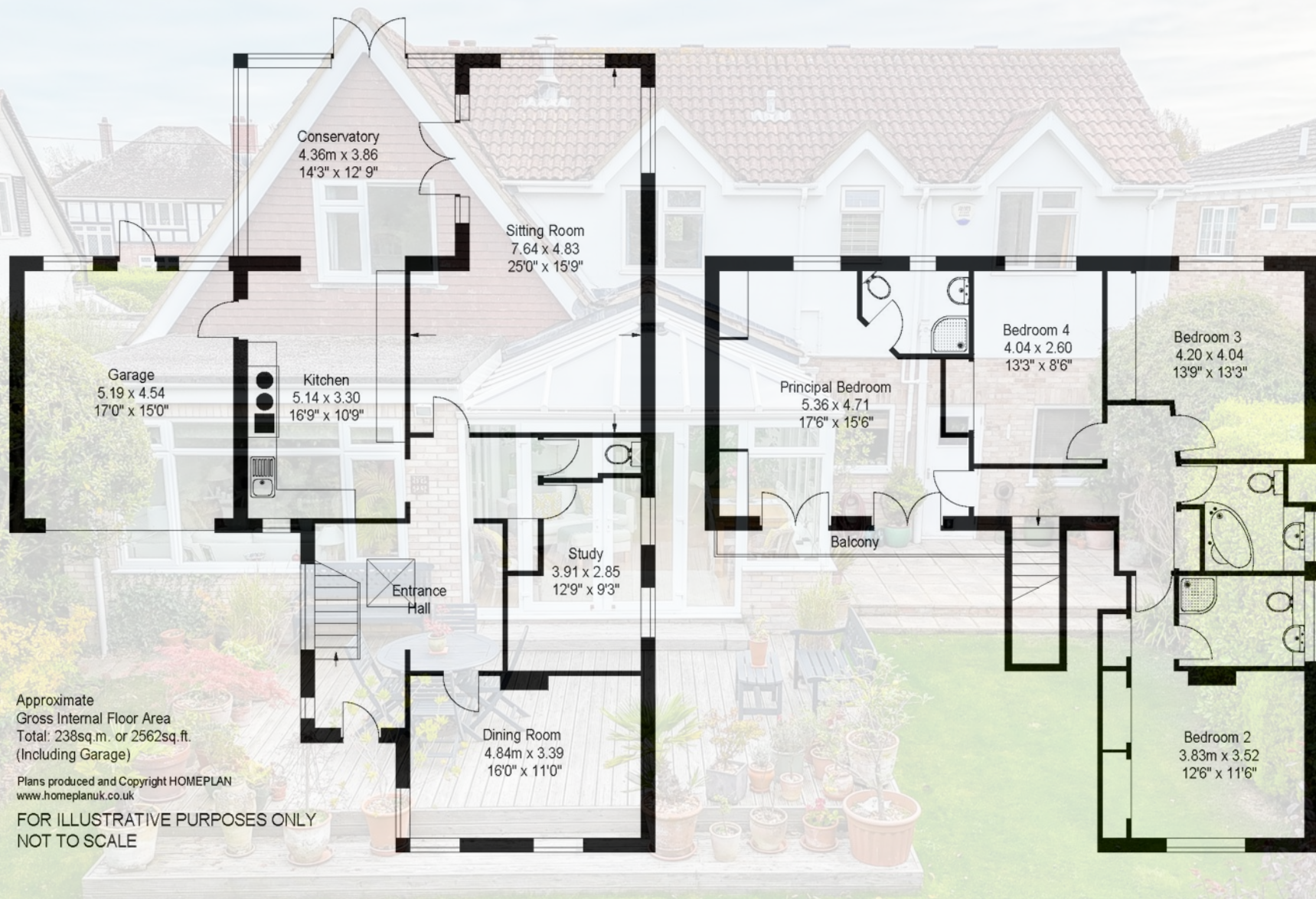
Property Video

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









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.



With four bedrooms, three bathrooms (two en suite), multiple reception spaces, extensive parking and a double garage, it offers the perfect balance of space, style and location

Outside

The property is approached via a five-bar gate opening to a large, gravelled driveway providing extensive off-road parking and access to the double garage. Mature hedging offers a good degree of privacy.

The rear garden is a delightful feature of the home, laid mainly to lawn and bordered by mature hedging and established planting. A raised decking area adjoins the rear of the property, creating an ideal setting for al fresco dining and entertaining.

Additional Information

Energy Performance Rating: D Current: 55 Potential: 73

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 popular with dog walkers while the cliff top attracts paragliders.

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	0.1 Miles
The Cliff House Restaurant	0.3 Miles
Pebble Beach Restaurant	0.6 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Durlston Court School	1.1 Miles
New Milton Centre and Train Station	1.8 Miles
Tesco Superstore	2.0 Miles
Ballard School	2.3 Miles
New Forest National Park	5.0 Miles
Bournemouth Airport	12.3 Miles
Bournemouth Centre	13.5 Miles
London (1 hour 45 mins by train)	110 Miles



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

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