



Chewton Edge

10a Glen Close, Barton on Sea, New Milton, BH25 7QD

SPENCERS
COASTAL





Welcome to this immaculate, large dwelling, complete with electric gates leading to a private wrap-around garden and a quadruple garage

The Property

As you approach the property via the block-paved and fruit tree-lined driveway, you enter through a central front door into a welcoming porch, leading to a grand entrance hall. This spacious area provides access to all reception rooms.

Double doors open into an impressive lounge, featuring a southerly aspect and is centred around a cozy gas fireplace. Patio doors invite you to a sun-drenched garden, perfect area for entertaining.

Adjacent to the lounge, a second sitting room offers ample space for both dining and living furniture, complete with another gas fireplace and access to a conservatory through double-glazed patio doors.

The conservatory overlooks the rear garden, filled with natural light from its extensive double-glazed windows and roof.

The expansive kitchen, also accessible from the entrance hall, provides room for dining and kitchen furnishings. It features matching wall-mounted and floor-standing units surrounding a central island, with dual aspect windows facing south and west. A door leads to a utility room with side access.

Off the entrance hall, you'll find a study equipped with fitted desks and storage, as well as a convenient downstairs bedroom with fitted wardrobes and an en-suite shower room. These rooms are accessed from an inner hallway, which includes additional fitted storage cupboards.

£1,000,000



4



5



4





Nestled behind remote-controlled gates, this beautifully presented five-bedroom, four-reception room home was designed and built by a local builder for the purpose of his own home. Spanning over 4,000 square feet, it offers exceptional living space for the discerning buyer

The Property Continued ...

Taking the staircase to the first floor, you'll find a landing leading to all upstairs bedrooms and a family bathroom.

The principle bedroom is spacious, with fitted wardrobes and eaves storage, and features an en-suite bathroom with a bath, shower, wash hand basin, and WC.

The second bedroom, located on the opposite side of the property, has fitted wardrobes and its own en-suite shower room, comprising w/c wash hand basin and shower cubicle.

A third good-sized bedroom, also with fitted wardrobes, overlooks the rear garden with a northerly aspect. The family bathroom includes a shower cubicle, corner bath, wash hand basin, and WC.

Property Video

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

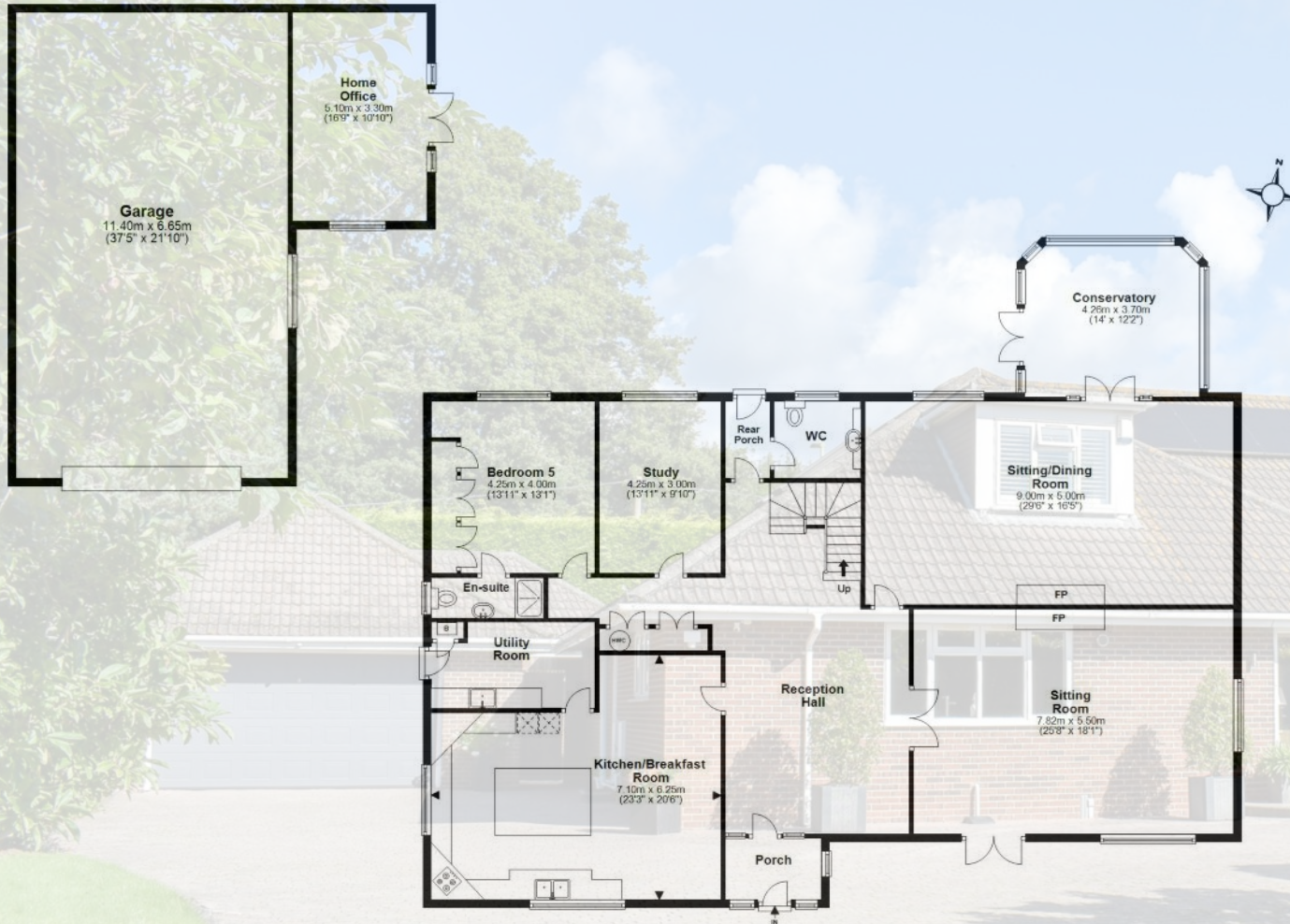






Floor Plan

Ground Floor

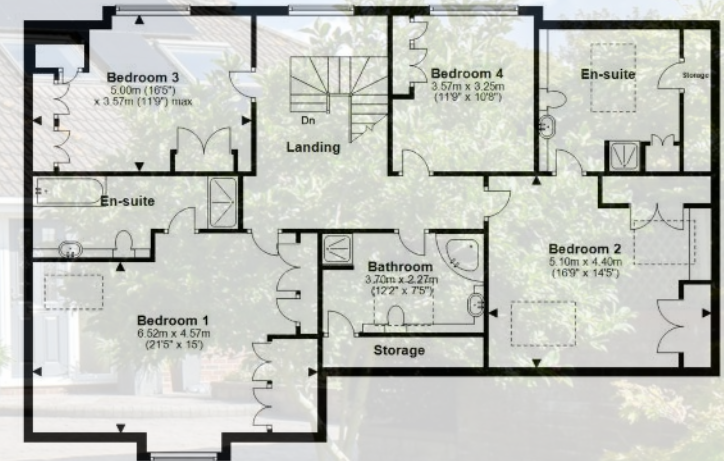


Approx Gross Internal Areas

House: 357.2 sqm / 3844.3 sqft
Garage & Office: 93.2 sqm / 1003.2 sqft
Conservatory: 16.0 sqm / 172.3 sqft

Total Approx Gross Area:
466.4 sqm / 5019.8 sqft

First Floor





Grounds & Gardens

Situated centrally on the plot, the property offers access around both sides, with generous off-road parking on the block-paved driveway, perfect for turning and accommodating a boat or camper van. There is a very rare quadruple garage, and is accessed directly from the driveway.

Attached to the garage is a versatile outdoor office, featuring brick construction and a pitched roof, ideal for use as a home office, gym, or additional accommodation with the potential for annex-style living.

The private south-facing front garden is perfect for entertaining, currently laid with astroturf and bordered by fences and raised beds. The rear garden is predominantly laid to lawn, with a patio area accessible from the conservatory and a path leading to the outdoor office. A side access gate provides entry to the garage. The rear garden is well-screened with wall and hedge, ensuring privacy, and includes raised borders. Additionally, the property is equipped with solar panels on the south-facing roof.

Services

Energy Performance Rating: B Current: 81 Potential: 81
Council Tax Band: G
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast speeds of 1000 Mbps are available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Agents Note: The property is fully equipped with solar panels, a storage battery and diverter.

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 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	0.6 Miles
The Cliff House Restaurant	0.7 Miles
Pebble Beach Restaurant	1.0 Miles
Chewton Glen Hotel & Spa	0.3 Miles
Durlston Court School	1.9 Miles
Ballard School	2.1 Miles
Tesco Superstore	1.8 Miles
New Milton Centre and Train Station	1.5 Miles
New Forest	3.6 Miles
Bournemouth Airport	8.8 Miles
Bournemouth Centre	12.7 Miles
London (1 hour 45 mins by train)	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

www.spencersproperty.co.uk