



2 Bramshaw Way

*Barton On Sea, BH25 7ST*

SPENCERS  
COASTAL





*This well-appointed detached family house is situated in a highly sought-after development within a 7-minute stroll from Barton on Sea Cliff Top (0.4 miles)*

## The Property

The welcoming entrance hall features a generous understairs storage cupboard and also provides access to the ground floor accommodation. To the right of the hallway, you'll find a well-proportioned living room with a large bay window overlooking the front aspect.

An archway from the living room leads to the dining room, which offers ample space for furniture. Sliding doors from the dining room open onto the rear conservatory, which enjoys a private aspect overlooking the gardens.

Adjacent to the dining room is a delightful kitchen-breakfast room, fitted with a good range of modern units complimented with wood-effect laminate work surfaces and a tiled splashback.

Integral appliances include a four-ring halogen hob with extractor fan over, a single oven, integrated dishwasher and larder fridge.

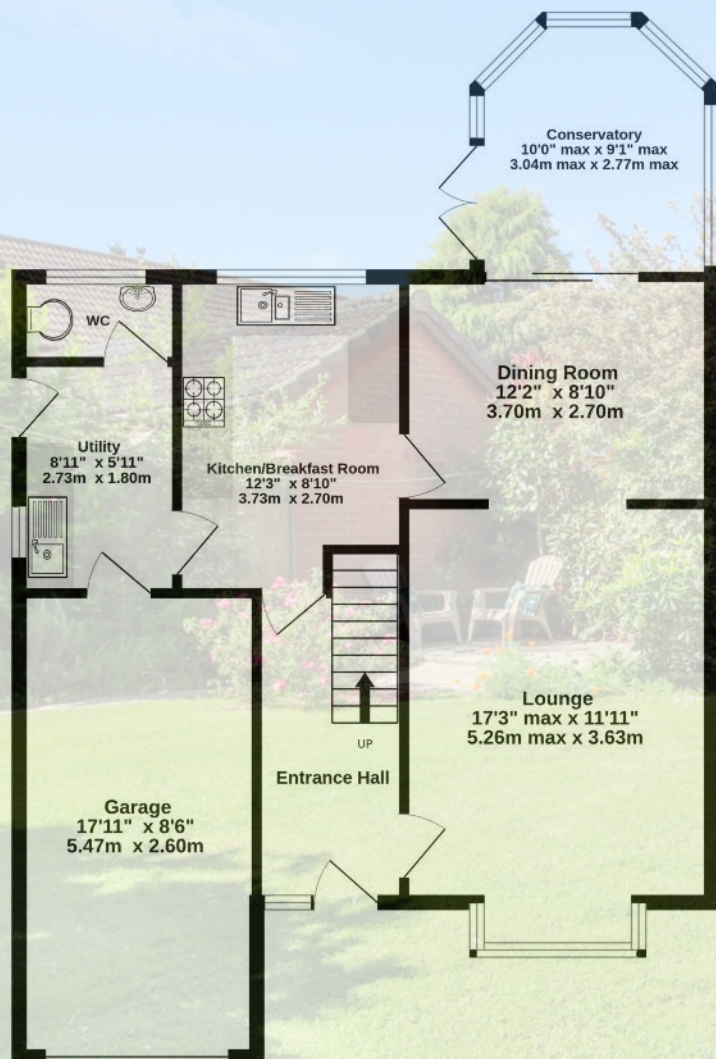
Next to the kitchen is a useful utility room with full-size sink as well as plumbing for white goods. This room also provides access to a WC and a personal door leading into the integral garage.

**£600,000**

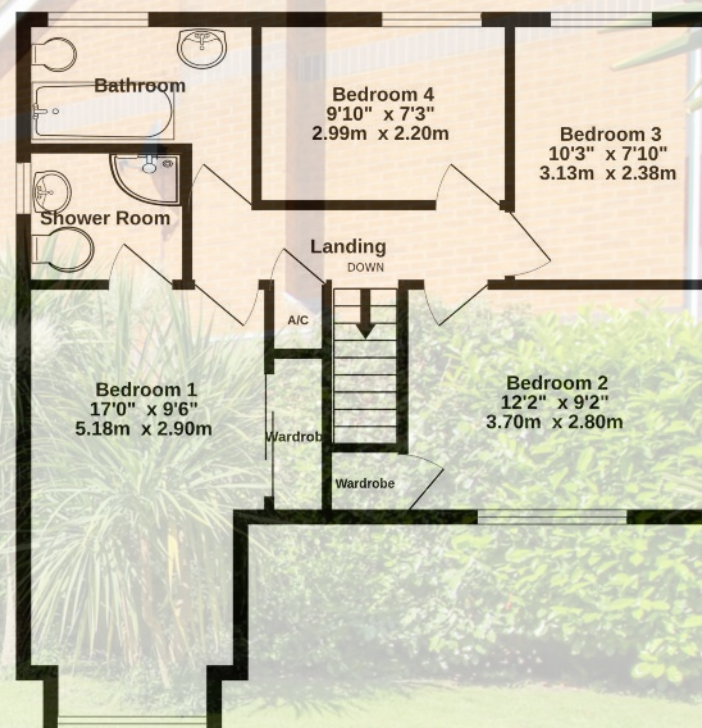


## FLOOR PLAN

**GROUND FLOOR**  
799 sq.ft. (74.2 sq.m.) approx.



**1ST FLOOR**  
576 sq.ft. (53.5 sq.m.) approx.



**TOTAL FLOOR AREA:** 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee





*This light and airy home features four bedrooms, two bathrooms (including an en-suite), beautifully landscaped private gardens, an integral garage, and off-road parking for two vehicles*

### The Property Continued...

From the entrance hallway, stairs rise to the first floor landing providing access to four bedrooms and airing cupboard.

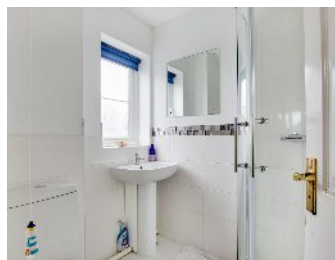
The generous primary bedroom suite offers ample space for dressing and storage furniture and features fitted double wardrobes. It further benefits from a three-piece en-suite bathroom with a large corner shower cubicle.

There are two additional double bedrooms and one single bedroom, all offering plentiful space for storage and two of which overlook the rear gardens.

Serviced by a three-piece family bathroom, which includes a white panelled bath, pedestal sink, and WC, complete with partly tiled walls.

### Property Video

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





## Grounds & Gardens

The attractive rear gardens are a real feature, mainly laid to lawn and bordered with evergreen shrubbery, flower beds and a variety of tropical palm trees. They are enclosed with closed board fencing, providing much privacy. Two separate patio areas make for ideal indoor-to-outdoor living.



## 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 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: D Current: 68 Potential: 82

Council Tax Band: E

All mains services connected

## Points Of Interest

Barton on Sea Cliff Top	0.4 Miles
The Cliff House Restaurant	0.6 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	0.6 Miles
Durlston Court School	1.8 Miles
Ballard School	2.3 Miles
Tesco Superstore	2.1 Miles
New Milton Centre and Train Station	1.9 Miles
New Forest	3.0 Miles
Bournemouth Airport	9.7 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles

## 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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