



7 Chestnut Avenue

*Barton on Sea, New Milton, BH25 7BQ*

SPENCERS  
COASTAL





*This beautifully refurbished four-bedroom detached family home offers generous living space and a perfect blend of modern comfort and character*

## The Property

Once over the gravel driveway, you arrive at the centralised front door, framed by a charming character arched entrance. This opens into the welcoming entrance hallway, where there is space for coats and shoes. A few steps leads up into the inner hallway, giving access to the ground floor accommodation. There is also a door to a separate downstairs WC, comprising a toilet and wash hand basin.

From the inner hallway, a door opens into a generous sitting room/lounge - a bright, rectangular space featuring a bay window overlooking the rear garden and centred around an open fireplace.

Also off the hallway is the spacious kitchen/dining room - a well-proportioned double aspect room, offering a comprehensive range of wall-mounted and base kitchen units, all centred around a stylish island. Integrated appliances include a hob with extractor over, oven, stainless steel sink with drainer, fridge/freezer, and dishwasher.

This room opens into an additional triple aspect south facing reception area with feature patio doors overlooking and leading directly out onto the rear garden.

Off the kitchen is a separate utility room offering additional worksurface space, kitchen storage units, a second sink, and space/plumbing for both a washing machine and tumble dryer. A UPVC back and side door leads out to the side of the property.

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*Ideally positioned in the desirable coastal village of Barton on Sea, the property is just a short walk from local amenities and the stunning Barton cliffs*

### **The Property Continued ...**

Back off the entrance hallway, there is a door into bedroom four - a flexible space which can be used as a double bedroom, home office, music room, or second sitting room. This double aspect room also benefits from doors to the rear garden and a window overlooking the front of the property.

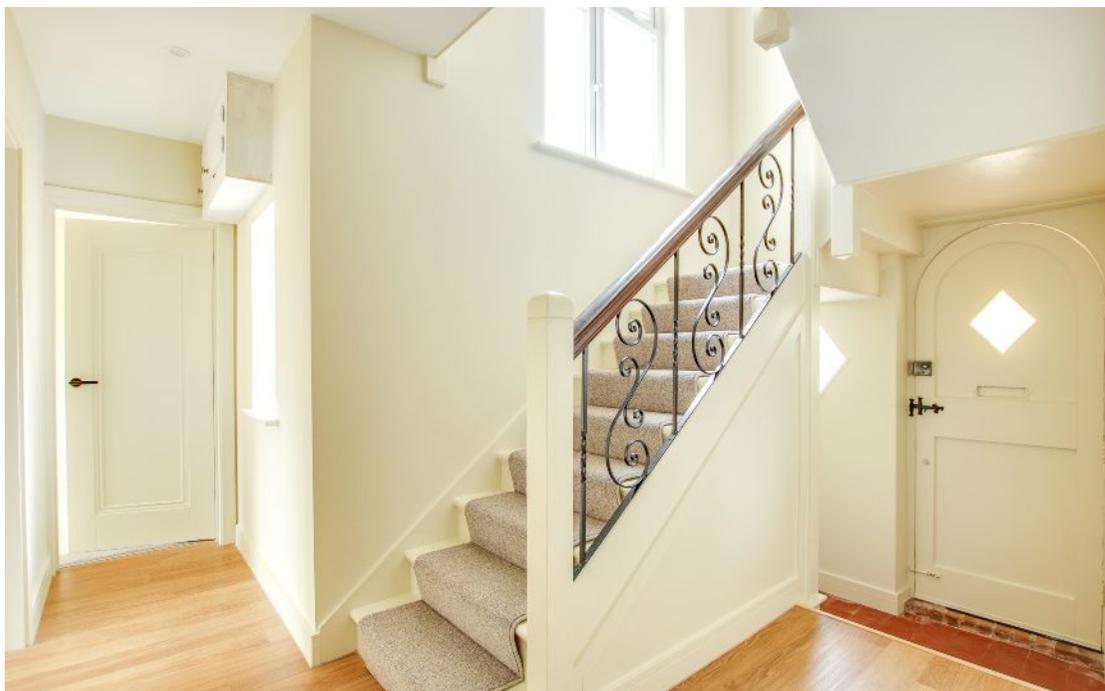
Taking the staircase from the entrance hallway, you arrive at a spacious first-floor landing with access to three further double bedrooms, a family bathroom, a useful storage cupboard, and a hatch to the loft space.

The principal bedroom is a generously sized double, complete with a dedicated dressing area and an en suite shower room comprising a shower, wash hand basin, and WC.

Bedroom two is another impressively sized double, located centrally in the property with a window overlooking the rear garden, capturing the property's desirable south-facing orientation.

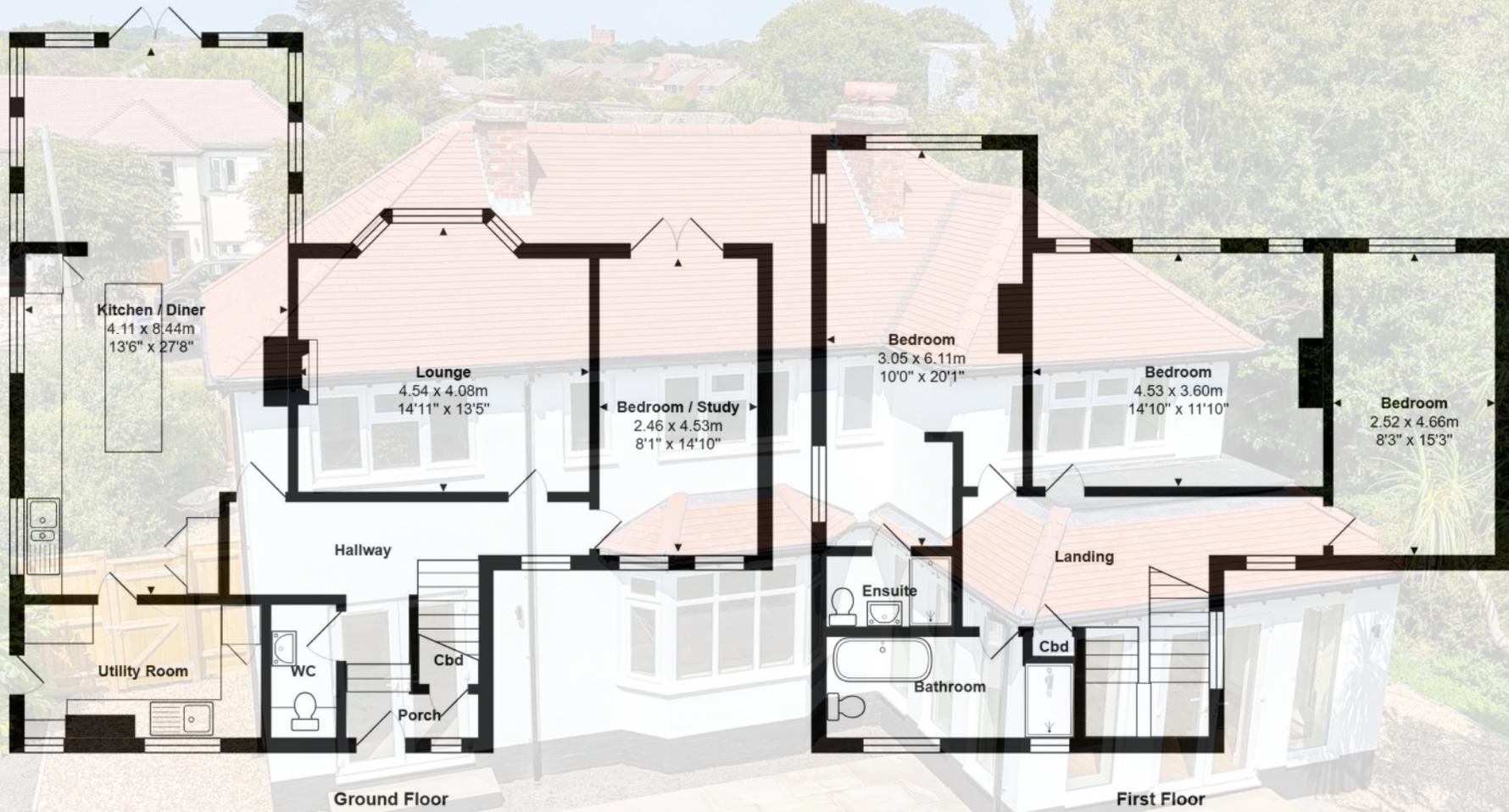
Bedroom three is also a good-sized double, benefiting from dual aspect windows overlooking both the front and rear gardens.

The family bathroom comprises a separate shower cubicle, a bath, wash hand basin, WC, and an obscure glazed window to the front.









Total Area: 156.9 m<sup>2</sup> ... 1689 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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 a south-facing garden and spacious interiors, it presents an ideal opportunity for families seeking both style and location*

## Outside

The front of the property is attractively finished with a gravel driveway, offering ample off-road parking for multiple vehicles — ideal for caravan or boat storage.

The property is securely enclosed with a newly installed wooden five-bar gate and an adjacent pedestrian gate. There is side access on both sides of the property, leading to the rear garden.

The garden enjoys a south-facing aspect and is mainly laid to lawn, bordered by a mix of mature hedging and fencing for privacy. A paved patio sits directly off the back of the property, perfect for outdoor entertaining, and there is additional space at the side ideal for a shed or further outbuildings.

## Additional Information

Energy Performance Rating: C Current: 75 Potential: 80

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 (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 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.

## Points Of Interest

Durlston Court School	0.6 Miles
Tesco Superstore	0.7 Miles
Barton on Sea Cliff Top	0.9 Miles
Pebble Beach Restaurant	0.9 Miles
New Milton Town Centre & Train Station	0.9 Miles
The Cliff House Restaurant	1.2 Miles
The Arnewood School	1.2 Miles
Chewton Glen Hotel & Spa	1.5 Miles
Ballard School	1.6 Miles
New Forest National Park	3.0 Miles
Bournemouth Airport	10 Miles
Bournemouth Centre	12.4 Miles
London	102 Miles (1 hour 45 mins by train)



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