



12 Greenfield Gardens

Barton on Sea, New Milton, BH25 7AT

SPENCERS
COASTAL





A well-presented detached bungalow positioned at the head of a quiet cul-de-sac, within easy reach of the Barton-on-Sea cliff top and New Milton town centre

The Property

The entrance porch leads into a bright, inviting hallway giving access to all rooms, including a cloak cupboard, with quality porcelain wood-effect flooring running throughout.

There are three double bedrooms, each providing excellent space for furniture and storage, with two featuring built-in sliding wardrobes.

The main bedroom enjoys an outlook over the rear gardens and includes a large walk-in shower with a rainfall attachment, complemented by fully tiled walls and flooring.

A modern family bathroom serves the remaining bedrooms, fitted with a bath and shower screen, tiled walls, WC and a handwash basin with storage underneath.

£800,000



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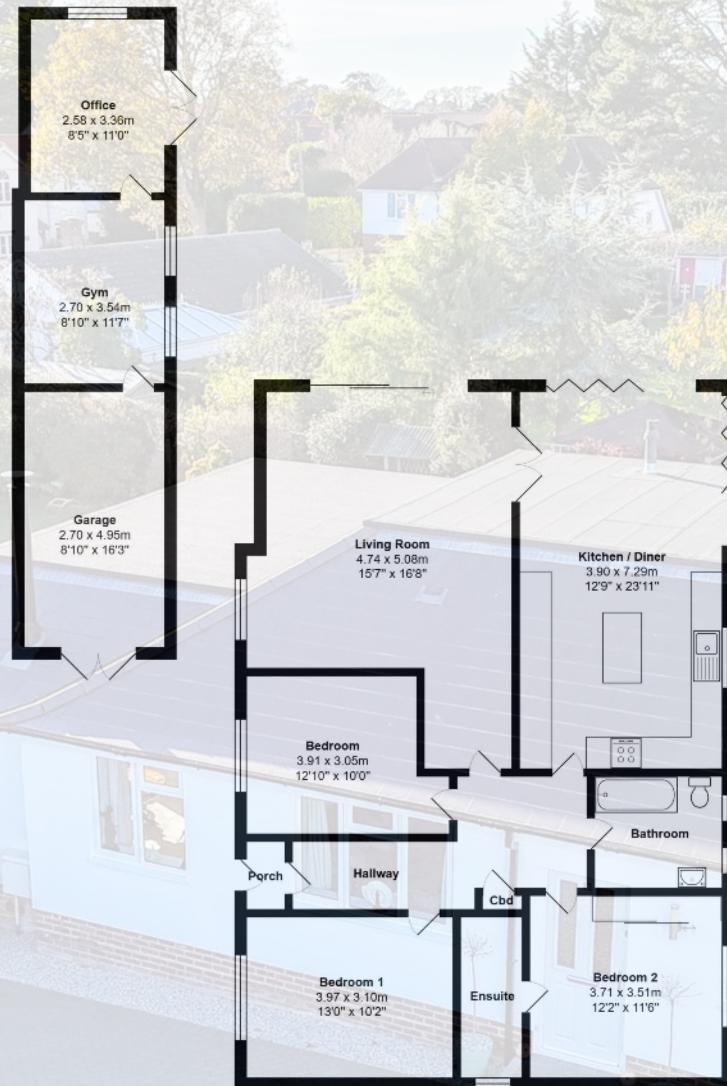


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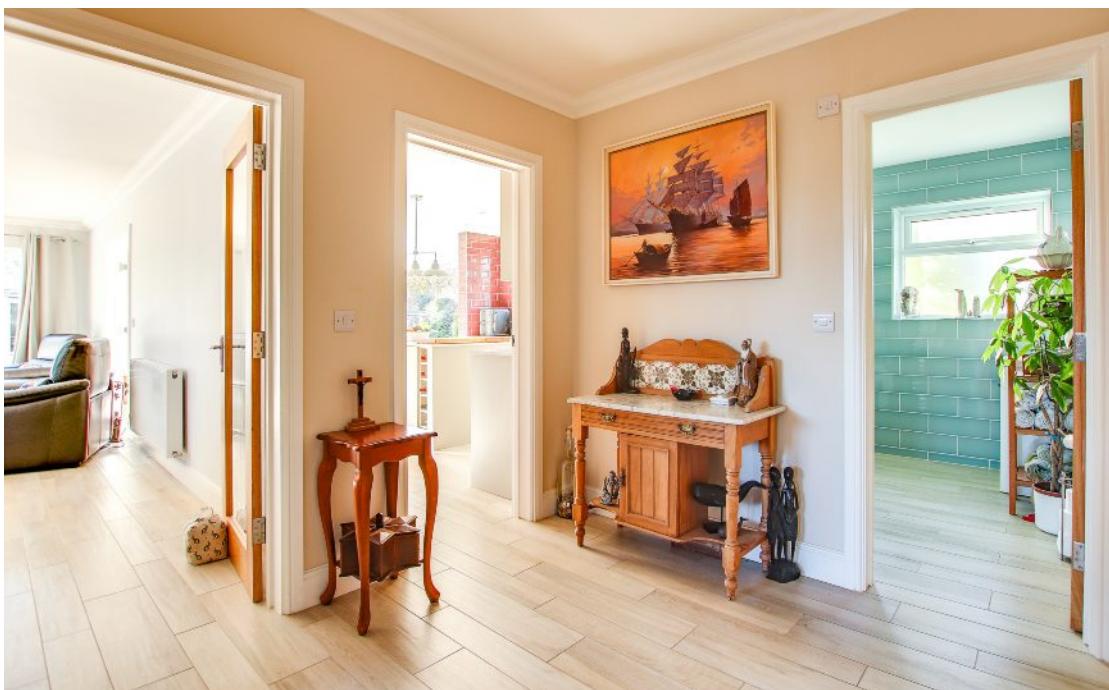
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Important Information

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.



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The property has been tastefully modernised by the current owners and offers generous accommodation, including three double bedrooms, two bathrooms and spacious open-plan living areas that flow seamlessly onto the private wraparound gardens

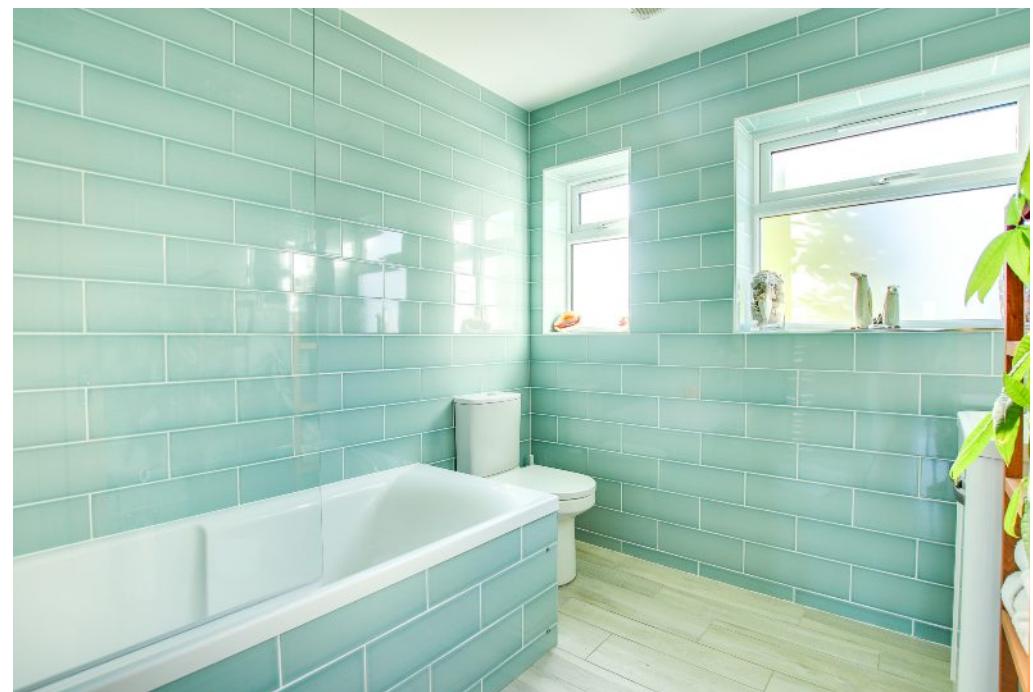
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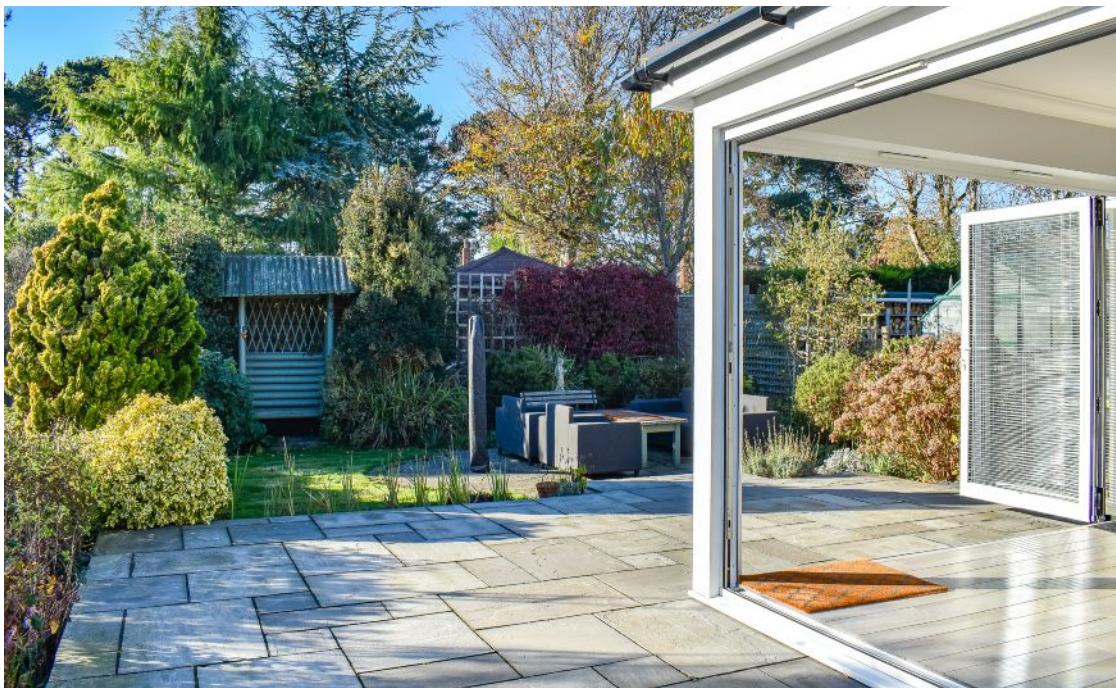
Forming the hub of the home is the impressive kitchen/dining room, set across the rear of the property and opened up by wall-to-wall bi-folding doors leading onto the south-westerly-facing wraparound patio.

The kitchen provides an extensive range of floor, wall and drawer units with light quartz work surfaces and a stylish tiled splashback. A large central island adds further storage and acts as a natural divide between the areas.

Integrated appliances include a dishwasher, fridge freezer, five-ring gas hob with extractor and a double oven.

Double casement doors open into the living room, which enjoys a bright double aspect and features a log burner that creates an attractive focal point.





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Further benefits include outbuildings, a detached single garage and ample off-road parking

Outside

The property is approached via a paved driveway offering generous off-road parking and access to the detached garage, along with a separate side gate into the gardens. Additional outbuildings include a gym, a home office with double doors to the garden, and a garden chalet currently used as a bar.

The gardens are a key highlight, offering lawned areas bordered by established shrubbery that provide a high degree of privacy. The wraparound layout enjoys a pleasant south-westerly aspect, with several patio areas positioned to make the most of the sun throughout the day.

Additional Information

Energy Performance Rating: B Current: 81 Potential: 87

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Solar Panels: Yes

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.

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	0.4 Miles
Tesco Superstore	0.8 Miles
Barton on Sea Cliff Top	0.9 Miles
New Milton Centre & Train Station	0.9 Miles
Pebble Beach Restaurant	1.0 Miles
The Cliff House Restaurant	1.3 Miles
Ballard School	1.6 Miles
New Forest National Park	3.1 Miles
The Arnewood School	3.4 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	11.8 Miles
London	103 Miles



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