



19 Barton Lane,

Barton on Sea, BH25 7PJ

SPENCERS
COASTAL



An impressive chalet residence situated within low maintenance gardens, located a short level walk from Barton on Sea clifftop (0.3 miles).

The Property

- Impressive vaulted entrance hallway with a Velux window, providing access to ground floor WC and utility room
- Large open plan kitchen/ dining room with a contemporary fitted kitchen with under unit lighting and quality Dekton worksurfaces, French doors opening out onto the rear decking and gardens
- Integral appliances include Bosch double oven, five-ring gas hob with matching stainless steel extractor fan over and dishwasher
- Opening through into the well-appointed living room, with access to the adjacent, large rear conservatory with a pleasant aspect over the rear gardens
- Two ground floor double bedrooms to the front aspect, serviced by a four-piece family bathroom, complete with partly tiled walls



£825,000







This versatile home has the benefit of four double bedrooms, three bathrooms and spacious accommodation for family living.

The Property

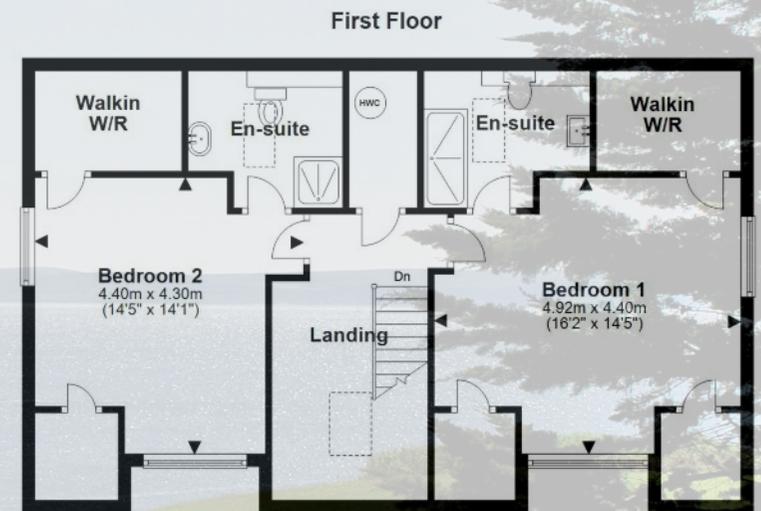
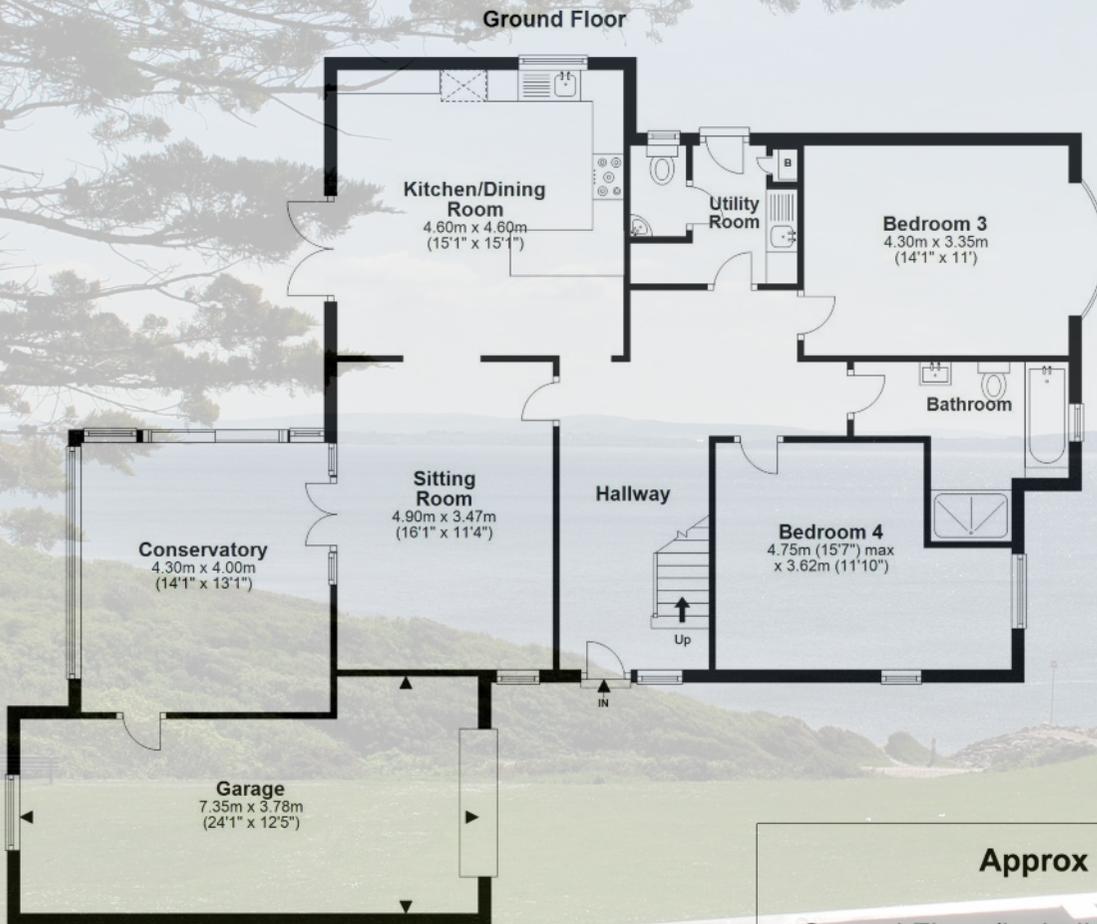
- Stairs rise to the first floor landing access to the airing cupboard housing modern central heating system and two generous bedrooms, both of which benefit en-suite shower rooms and walk-in cupboards
- Brilliant double aspect master bedroom suite with walk-in wardrobe and contemporary three-piece en-suite, comprising large walk-in shower cubicle, concealed WC unit, handwash basin and heated towel rail, finished with stylish tiling

Property Video

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



FLOOR PLAN



Approx Gross Internal Areas

Ground Floor (including garage): 143.9 sqm / 1548.4 sqft

First Floor: 73.7 sqm / 793.1 sqft

Total Approx Gross Area: 217.6 sqm / 2341.5 sqft



The property further benefits extensive off-road parking and an integral garage.

Outside

The property is approached via a large sweeping gravel drive-way providing extensive off-road parking, leading to an integral garage with electric roller door.

Low maintenance south-westerly rear gardens which are mainly laid to lawn, bordered by close-board fencing creating much privacy. There is also a large composite decking area leading from the kitchen.

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 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.



Short level walk to Barton on Sea clifftop

Services

Energy Performance Rating: C Current: 70 Potential: 82

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.3 Miles
The Cliff House restaurant	0.3 Miles
Pebble Beach restaurant	0.7 Miles
Chewton Glen Hotel & Spa	0.6 Miles
Durlston Court School	1.4 Miles
Ballard School	2.2 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.6 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London	110 Miles (1 hour 45 mins by train)

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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