



1 Priory Cottage

Christchurch Road, Barton on Sea, New Milton, BH25 6QB

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COASTAL





No Forward Chain - A well-presented three double bedroom semi-detached house, ideally positioned within easy, level walking distance to local amenities

The Property

You approach the property via a brick-paved front driveway leading to a UPVC front door and entrance porch. This enclosed porch is a practical space, ideal for shoes and coats, ideal for a hanging area and shoe rack.

From here, an inner door opens into a welcoming entrance hallway, which provides access to the main accommodation, WC, understairs cupboard and staircase to the first floor.

On the left-hand side, there is a spacious, square-shaped kitchen that enjoys a double aspect and excellent natural light. The kitchen features a comprehensive range of wall-mounted and floor-standing units with wraparound worktops, along with fitted appliances. The sink is positioned beneath a window that overlooks the front of the property, and a UPVC side door provides convenient access to the side path, which leads around to the garden.

From the hallway, a door opens into the full-width sitting room with dining area situated at the rear of the property. This generously proportioned room benefits from large windows and south-facing patio doors that open directly onto the private garden. A central feature fireplace with gas fire adds a cosy focal point to this dual aspect space, making it perfect for family gatherings or entertaining.

£385,000

 1  3  2



The property offers generous off-road parking, a sunny south-facing garden, and a versatile layout perfect for modern family living

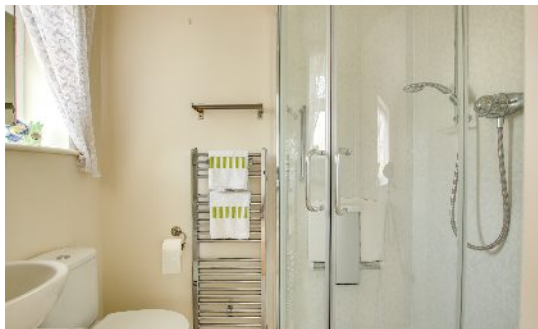
The Property Continued...

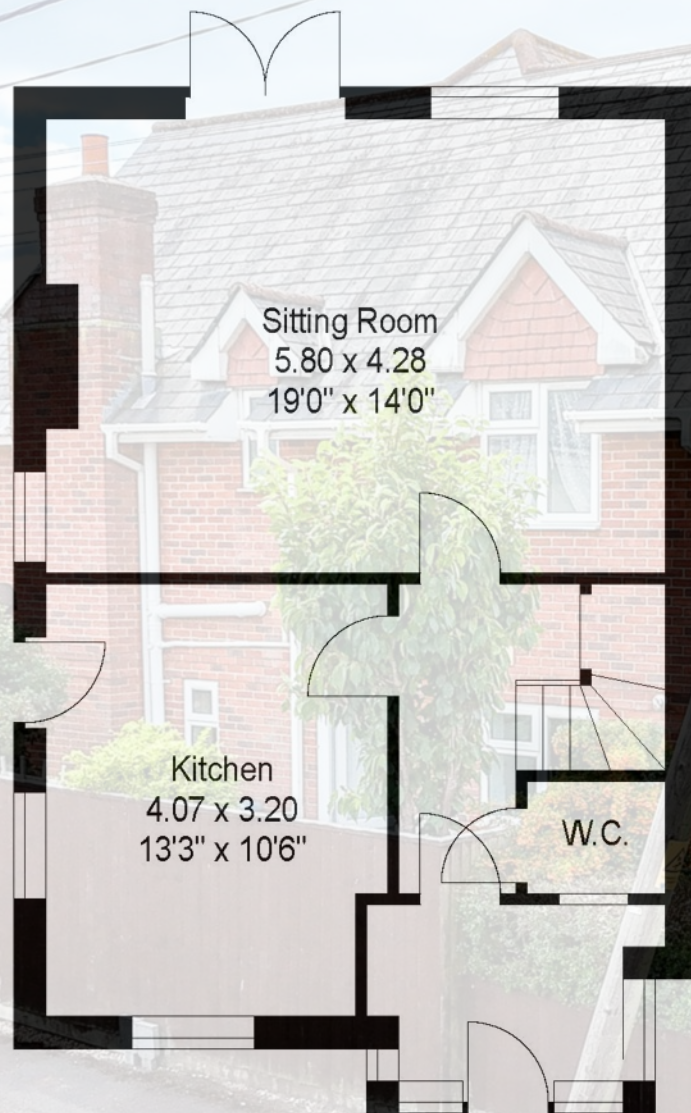
Taking the staircase from the entrance hallway brings you to the first-floor landing, where you can access all three bedrooms of which two have storage cupboards, the family bathroom, an airing cupboard, and a loft hatch for additional storage.

The principal bedroom is a well-sized double with dual-aspect, south facing windows facing the front. It also benefits from an en-suite shower room, comprising a WC, wash hand basin, shower cubicle, and a window for natural light and ventilation.

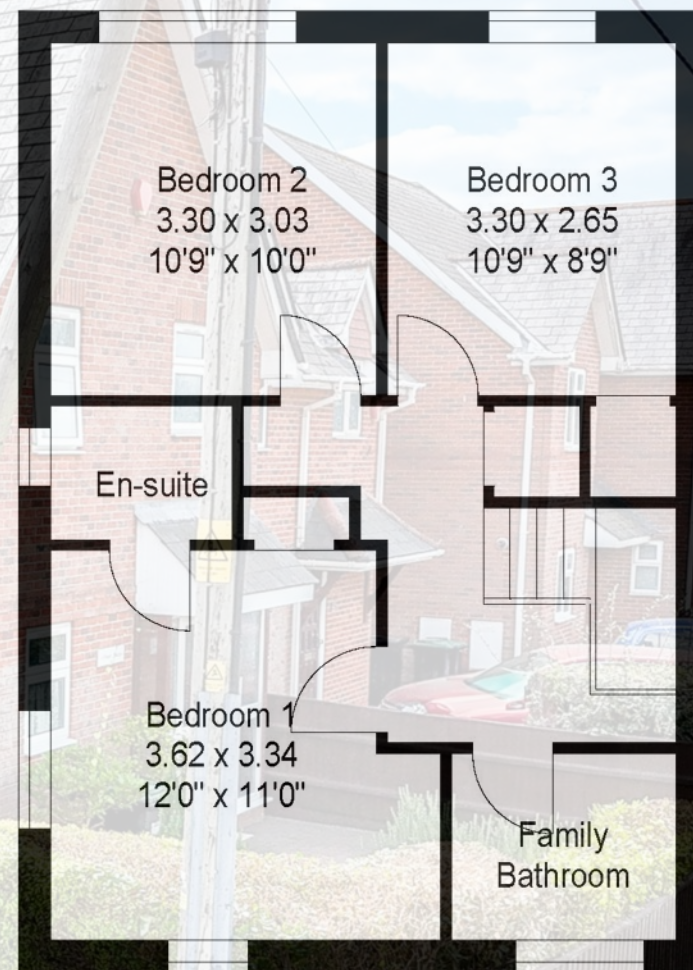
Bedrooms two and three are inviting double rooms, flooded with natural light and each enjoying a delightful view over the rear gardens.

Also located off the landing is the main family bathroom, fitted with a WC, wash hand basin, and a bathtub with overhead shower.





Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 99sq.m. or 1066sq.ft.

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NOT TO SCALE



Outside

Externally, the property overlooks Fawcett Fields and benefits from ample parking solutions. In addition to the brick driveway at the front, there is a covered carport at the rear of the property, accessed via double-opening wooden gates along the side. This extra space makes it ideal for families with multiple vehicles or for storing boats, bikes, or trailers.

The rear garden is south-facing, providing a sunny and private outdoor space that's easy to maintain. There is also gated side access from the front of the property, a side door into the kitchen, and a large garden shed with power, located at the back of the carport - ideal for a workshop, storage, or hobby room.

Services

Energy Performance Rating: D Current: 68 Potential: 80

Council Tax Band: TBC

Tenure: Freehold

Services: All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



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

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated ‘excellent’, while state schools include New Milton Infants judged ‘outstanding’, New Milton Junior rated ‘good’, and Arnewood Secondary which is ‘good’ with ‘outstanding’ 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Points Of Interest

Parade of Shops on Christchurch Road	120 Yards
New Milton Centre & Train Station	1.1 Miles
Barton on Sea Cliff Top	0.6 Miles
The Cliff House Restaurant	0.7 Miles
Chewton Glen Hotel & Spa	0.5 Miles
Arnewood School	0.6 Miles
Ballard School	1.7 Miles
Tesco Superstore	1.4 Miles
New Forest National Park	4.6 Miles
Bournemouth Airport	9.4 Miles
Bournemouth Centre	11.4 Miles
London (1 hour 45 mins by train)	103 Miles



For more information or to arrange a viewing please contact us:

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