



42 Barton Court Avenue

*Barton On Sea, BH25 7HG*

SPENCERS  
COASTAL









*A wonderfully distinctive character home nestled within walking distance to Barton on Sea cliff top (0.3 miles) and nearby amenities. This property has undergone sympathetic modernisation in recent years, retaining its charming character features throughout.*

## The Property

A storm porch leads to a welcoming and spacious entrance hallway adorned with charming tiled flooring that extends throughout, guiding you to all ground floor accommodations and the downstairs shower room.

To the right of the entrance hallway, there's a generously sized reception room currently utilised as an office space, featuring a bay window that offers a pleasant view of the front drive.

On the left side of the hallway, you'll find a bright and airy sitting room with a bay window to the side aspect. Its focal point is a feature fireplace with a tiled surround, adding an attractive touch to the room.

Adjacent to this, there's a double aspect living room also featuring a fireplace, with access onto the rear gardens.

To the rear of the property, a notable feature of this home is the fantastic triple aspect open plan kitchen breakfast room. It comprises a range of high-quality wooden wall, floor, and drawer units with quartz worktops, along with a peninsula unit serving as a convenient breakfast bar that neatly divides the two areas. There's ample space for dining and seating furniture.

Appliances in the kitchen include a Range-style oven with an extractor fan over it and a dishwasher.

Leading off the kitchen is a useful utility room providing additional storage cupboards with space and plumbing for white goods.

**Guide Price £1,175,000**







“ Surrounded by delightful south-facing gardens spanning approximately 0.3 acres, the property also offers ample off-road parking.

## The Property Continued

Returning from the entrance hall, an attractive turned staircase leads to the first-floor landing, offering access to the accommodations on this level.

The primary bedroom suite is delightful, featuring exposed floorboards and a charming bay window. It offers generous space for bedroom storage and furniture, along with the added benefit of a large four-piece ensuite.

There are three additional bedrooms, each offering generous space for wardrobe furniture. Two of these bedrooms are large doubles. All bedrooms are serviced by;

A sympathetically modernised four-piece shower room comprises an oversized walk-in shower cubicle with an overhead shower attachment and a feature tiled wall. It also includes a roll-top bath with a traditional shower mixer tap, complemented by stylish panelled and wallpapered walls.

From the landing, stairs rise to the second-floor accommodation, providing access to eaves storage. This area is laid out as two double bedrooms, both serviced by a three-piece shower room.

## Outside

The property is accessed through styled metal double gates, leading to a large block-paved parking forecourt. There's also vehicle access to the rear via wooden gates for additional parking, making it ideal for storing a boat or caravan.

The expansive rear gardens are a real feature, offering a delightful south-westerly aspect and various patio areas, including a large covered area ideal for outdoor entertaining or alfresco dining, creating an ideal outdoor living space. Mature hedging and closed-board fencing provide much privacy.

To the rear of the gardens, there are numerous outbuildings, including the one-bedroom annexe and storage units that could be utilised as home offices, a gym, or games room.





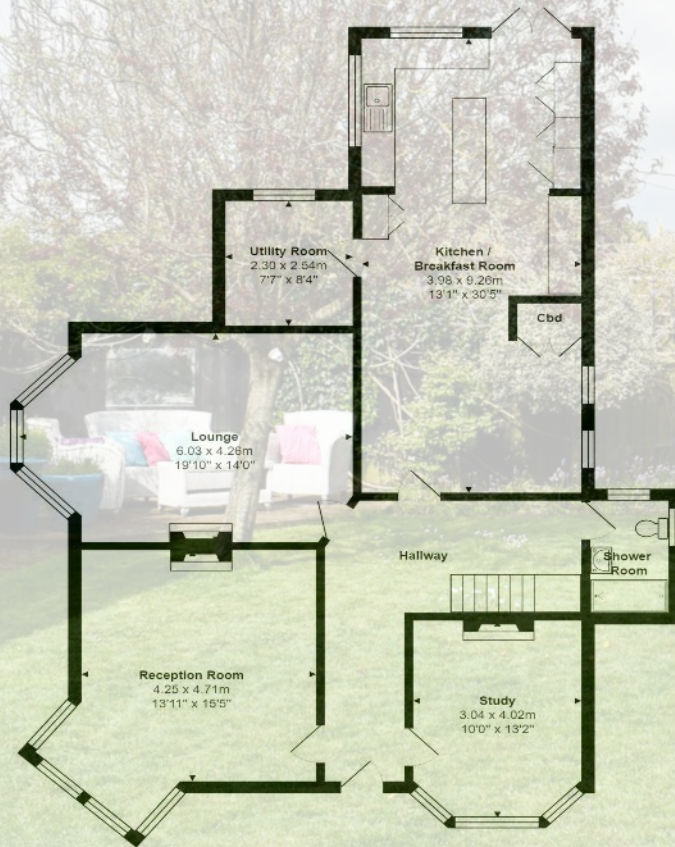
# FLOOR PLAN



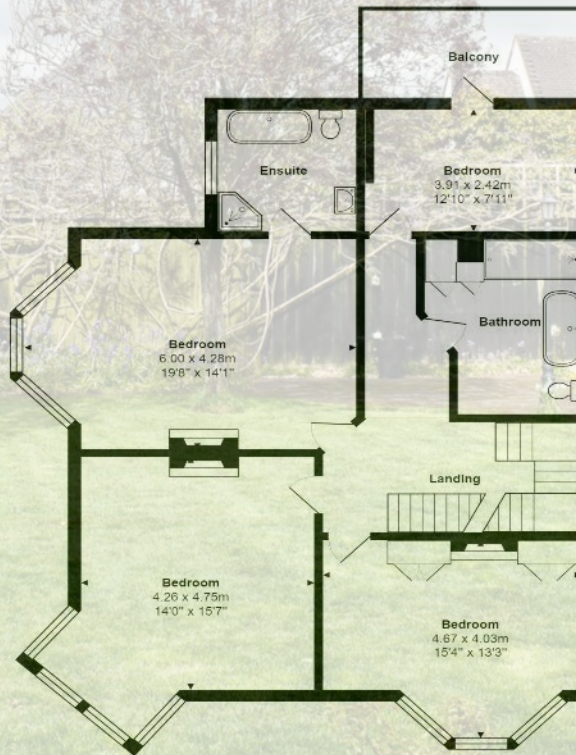
Annexe



Outbuildings



Ground Floor



First Floor



Second Floor



Total Area: 353.0 m<sup>2</sup> ... 3800 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only





*It features spacious family accommodation, enhanced by a separate one-bedroom annexe, ideal for generating income or ancillary accommodation*

## The Annexe

Converted in recent years, the one-bedroom annexe is situated towards the rear of the gardens and can be accessed via the side drive, offering complete privacy from the main house.

The current owners have created a luxurious retreat, comprising an open-planned living area with a kitchenette featuring a hob, fridge freezer, dishwasher, and wine cooler, providing ample space for dining and living furniture. The bedroom area is divided by separation curtains and offers space for a double bed and storage, serviced by a contemporary three-piece ensuite.

The 'Hut' has been actively utilised to generate a steady home income. Please enquire for details.

## 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: 65 Potential: 72

Council Tax Band: F

All mains services connected

## Points of Interest

Barton on Sea cliff top	0.3 Miles
The Cliff House restaurant	0.7 Miles
Pebble Beach restaurant	0.3 Miles
Chewton Glen Hotel & Spa	1.5 Miles
Durlston Court School	1.0 Mile
Ballard School	1.9 Miles
The Arnewood School	1.1 Miles
Tesco Superstore	1.3 Miles
New Milton centre and train station	1.2 Miles
New Forest	5.1 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	13.0 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





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