



12 Millyford Close

*Barton on Sea, BH25 7SZ*

SPENCERS  
COASTAL





*An immaculately presented four bedroom detached residence, ideally located within close-proximity to Barton on Sea cliff top (0.4 miles)*

## The Property

- Entrance hallway providing access to all ground floor accommodation and WC
- Contemporary kitchen/breakfast room with attractive tiled flooring throughout, with a large range of solid wood wall, floor and drawer units with concealed lighting and quality quartz worksurfaces over
- Integral appliances include Neff five-ring gas hob with matching stainless steel extractor fan over, fridge and Miele double oven
- Opening through into the adjacent utility room providing additional worksurface and ample space for white goods
- Light and airy double aspect living room with French doors opening onto the rear gardens, featuring an log burner on a marble plinth, creating an attractive focal point
- Separate dining room with a feature bay window overlooking the front aspect

**£715,000**



4



2



2









*This desirable home comprises a contemporary kitchen/breakfast room, two reception rooms*

## The Property

- From the entrance hallway, stairs rise to the first floor landing, access to storage cupboards and loft hatch
- Generous master bedroom suite overlooking the front gardens, and includes a three-piece en-suite, comprising a large corner shower cubicle finished with fully tiled walls
- Three further first floor bedrooms, all of which benefit from built in storage and are serviced by;
- Modern family bathroom, complete with a panelled bath with shower screen and attachment over, WC, hand wash basin, heated towel rail and stylish floor and wall tiling



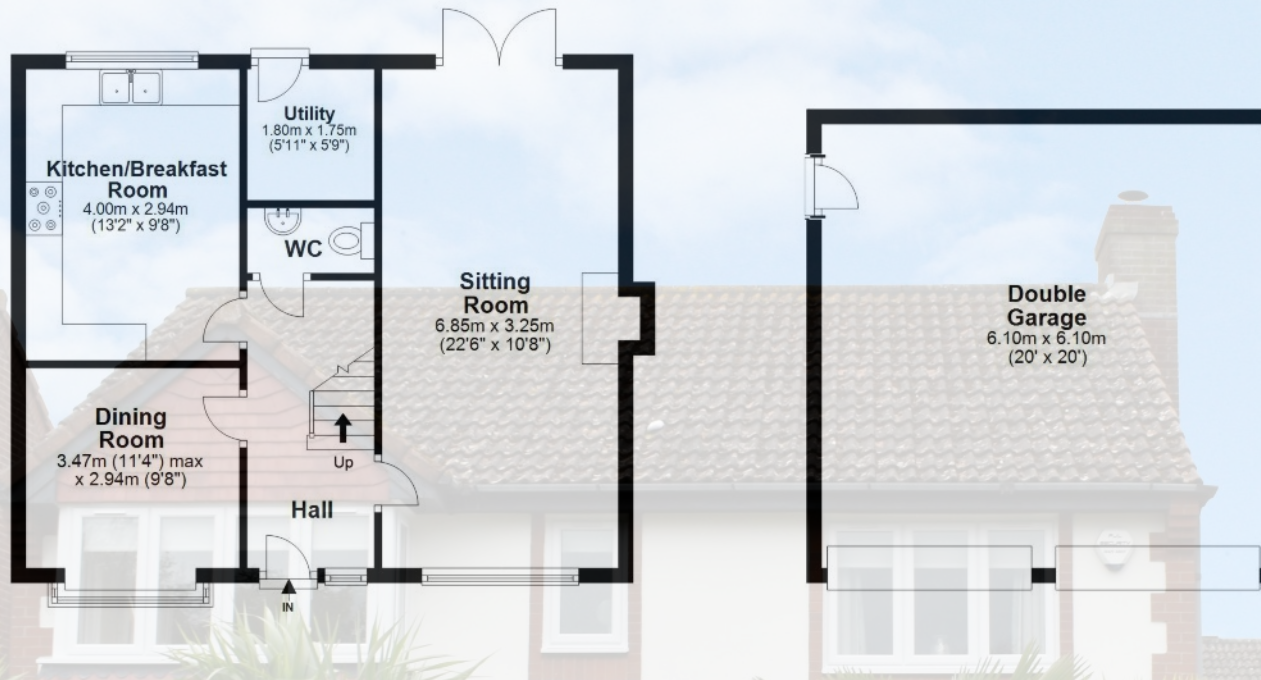
## Property Video

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

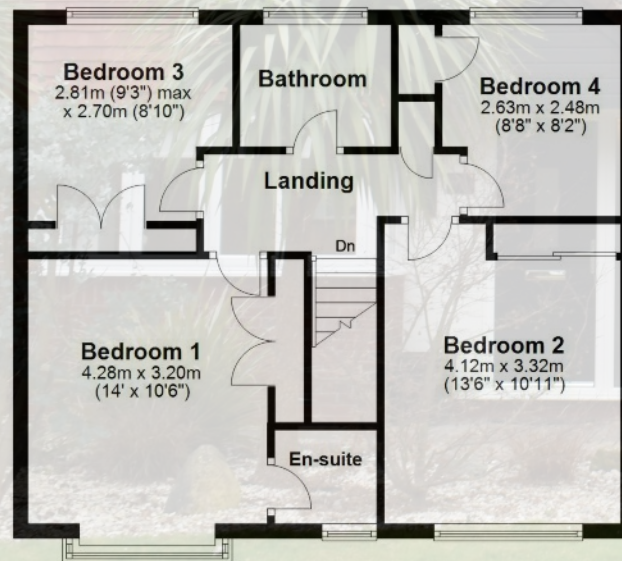




## Ground Floor



## First Floor



## Floor Plan

### Approx Gross Internal Areas

House: 111.9 sqm / 1204.9 sqft  
Garage: 37.2 sqm / 122.0 sqft

**Total Approx Gross Area:**  
**149.1 sqm / 1326.9 sqft**





*The property further benefits from double garage and ample off-road parking*

## Outside

The property is approached via a tarmac driveway providing ample off-road parking and gives access to the double garage.

Delightful south-westerly facing rear gardens which are mainly laid to lawn, bordered with close-board fencing creating much privacy, with an extensive patio area adjacent to the rear of the property.

## 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: D Current: 68 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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