



56 Barton Drive

*Barton On Sea, BH25 7JJ*

SPENCERS  
COASTAL





*The versatile accommodation comprises four bedrooms, three bathrooms, and a brilliant open-plan kitchen/family room. The property further benefits from a sweeping carriage-style in-out driveway and a single garage.*

## The Property

Overlooking the front aspect is a generously proportioned living room with an open fireplace, timber mantel, and recessed shelving with inset lights, creating an attractive focal point.

Double doors open into the separate snug/dining room, which offers ample space for furniture. Sliding doors lead to the rear patio, and a separate door provides access back to the hallway.

Leading from the snug is access to the inner hallway, which connects to the integral garage and the ground floor bedroom suite. The suite enjoys a delightful double aspect over the rear garden and is serviced by a modern three-piece bathroom.

At the rear of the hallway, creating the hub of the home, is an inviting open-plan kitchen/family room. It enjoys a bright and airy quadruple aspect with French doors opening onto the rear patio, facilitating seamless indoor-outdoor living.

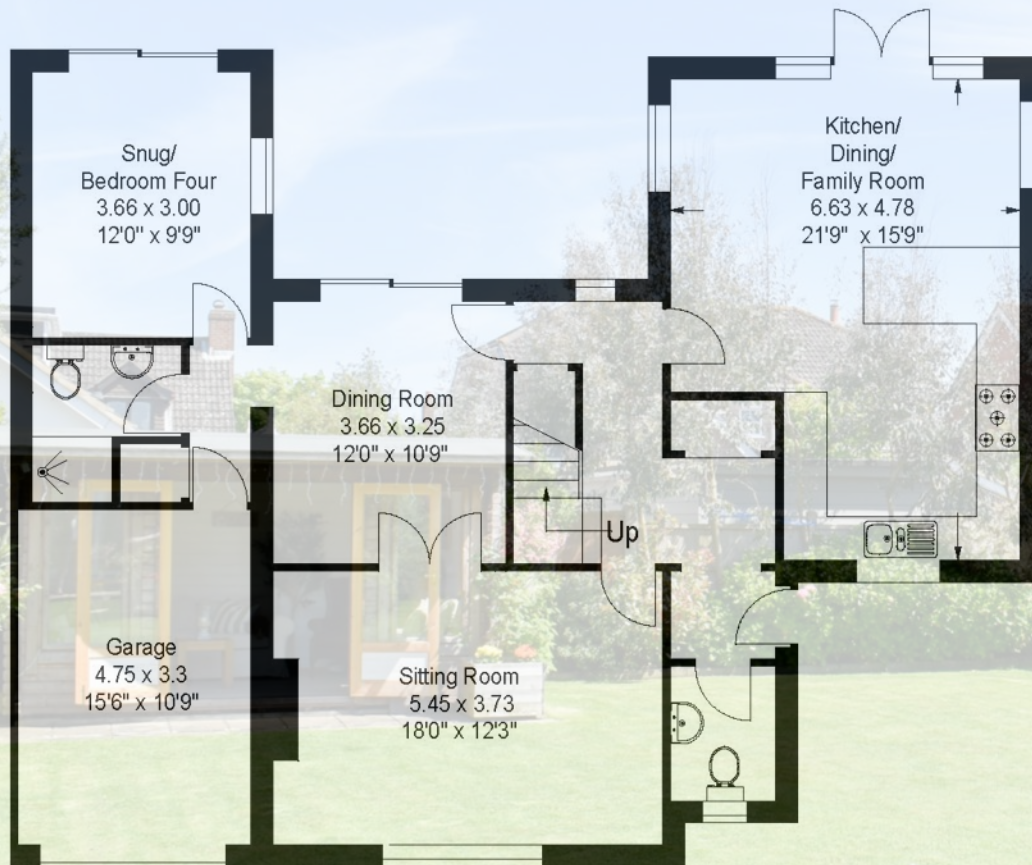
The kitchen area comprises a range of white gloss wall, floor, and drawer units with wooden work surfaces and a stylish tiled splashback. A peninsula unit creates a useful breakfast bar and neatly divides the areas.

Integral Bosch appliances include double oven, five ring gas hob with extractor fan over, fridge freezer and a dishwasher.

**£885,000**



FLOOR PLAN



Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 180sq.m. or 1938sq.ft.  
(Including Garage)

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NOT TO SCALE



First Floor



*This well appointed residence is situated within beautifully landscaped gardens, located in a quiet residential area, only 0.5 miles from Barton-on-Sea cliff top and nearby amenities.*

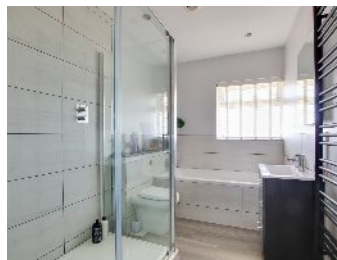
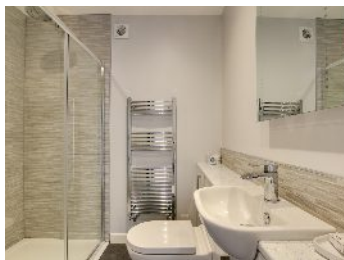
### The Property continued . . .

Stairs from the entrance hallway lead to the first-floor landing accessing three double bedrooms, all offering ample space for storage furniture. Bedroom two further benefits from a Jack and Jill four-piece bathroom, including a separate bath with mixer taps and an oversized walk-in shower cubicle, complete with large tiled walls.

The primary bedroom in this property is a notable feature, distinguished by its spacious proportions and featuring a fitted walk-in wardrobe along with a modern three-piece en-suite shower room.

### Property Video

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





## Grounds & Gardens

The property is accessed via a double-gated in-and-out gravel driveway, providing entry to the integral single garage and offering ample off-road parking. A low-level brick wall and a selection of shrub and flower beds neatly landscape the area.

The rear gardens have been meticulously maintained, presenting a large expanse of lawn bordered by mature trees and shrubbery, providing ample privacy. A spacious patio extends across the rear of the property, perfect for alfresco dining. Additionally, the gardens feature a sizable garage shed and a well-proportioned summer house, enjoying the westerly aspect.



## 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.

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'.



## Services

Energy Performance Rating: C Current: 72 Potential: 82

Council Tax Band: E

All mains services connected

## Points of Interest

Barton on Sea cliff top	0.5 Miles
The Cliff House restaurant	0.8 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	1.0 Miles
Durlston Court School	1.3 Miles
Ballard School	1.8 Miles
Tesco Superstore	1.5 Miles
New Milton Centre and Train Station	1.5 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles

## 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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