



Sandcliffe

*7 Sandmartin Close, Barton On Sea, BH25 7NF*

SPENCERS  
COASTAL









*Set within a quiet private cul-de-sac, this charming four-bedroom detached residence offers serene coastal views. Thoughtfully remodelled and modernised by its current owners, it presents a tasteful open-plan layout with high-quality fixtures.*

## The Property

The entrance porch leads into a welcoming hallway adorned with quality engineered oak flooring throughout. This hallway seamlessly transitions into the open-plan living area and provides access to the understairs storage.

The main highlight of the home is the impressive 'L'-shaped open-plan kitchen, dining, and family room. This space features a bright and airy triple aspect, with bi-folding doors that open onto the rear gardens, creating a seamless connection between indoor and outdoor living.

The kitchen area is equipped with a range of sleek white gloss wall, floor, and drawer units, complemented by stylish compact laminate work surfaces. It features fitted appliances including an under-counter fridge, double oven, five-ring halogen hob, and dishwasher. Additionally, the central island unit provides extra storage and serves as a convenient breakfast bar.

Adjacent to the kitchen is a practical utility room, offering additional workspace and built-in storage cupboards. It features a side door providing direct access to the garden.

Next to the utility room is a contemporary three-piece family bathroom suite, featuring a white panelled 'L'-shaped bath with a shower attachment overhead. The bathroom is finished with stylish floor tiles, adding to its modern appeal.

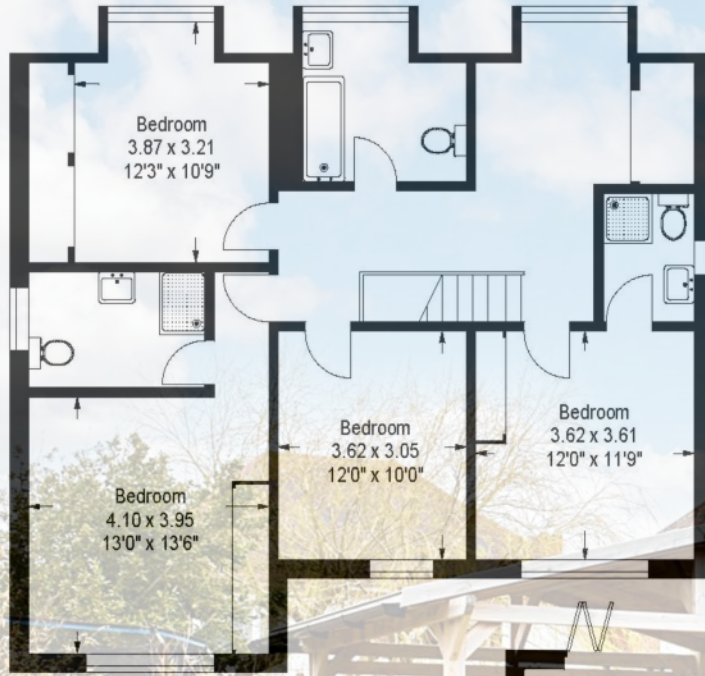
Additional ground floor rooms include a spacious separate living room, generously proportioned to accommodate ample furniture. It features a striking bay window overlooking the front garden, adding charm and natural light to the space.

**£1,100,000**

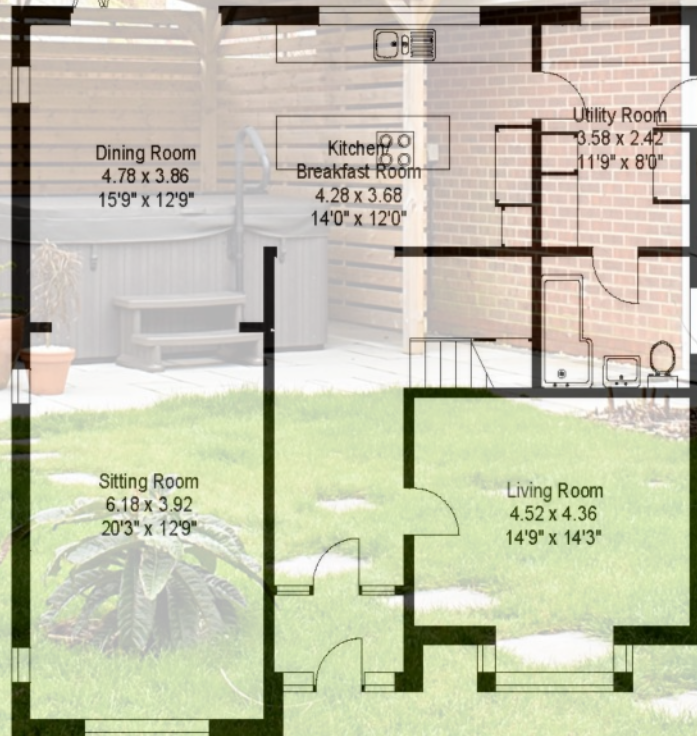




FLOOR PLAN



First Floor



Ground Floor

Approximate  
Gross Internal Floor Area  
House: 209sq.m. or 2250sq.ft.  
Garage: 35sq.m. or 377sq.ft.

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NOT TO SCALE





*Featuring ample parking and a detached double garage, this home provides both comfort and practicality, conveniently located within walking distance of local amenities.*

## The Property Continued

From the hallway, stairs ascend to the first-floor landing, which offers a pleasant seating area. Here, you'll find access to the airing cupboard, with attractive painted floorboards continuing throughout.

The primary bedroom offers excellent proportions, providing ample space for King-sized furniture. It includes a good range of fitted wardrobes and storage cupboards. Additionally, it features a spacious ensuite, comprising an oversized corner shower cubicle unit, WC with a fitted storage unit, and WC.

There are three additional bedrooms, with two of them featuring built-in wardrobes. Bedroom two also benefits from a three-piece ensuite shower room, while all bedrooms are serviced by a modern family bathroom suite.



## Property Video

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







## Outside

The property is accessed via a gated driveway leading to the detached double garage, featuring electric up-and-over doors. Beyond, the driveway opens up to the low-maintenance rear gardens, which have been beautifully landscaped. A porcelain patio adjacent to the rear of the property offers a delightful outdoor space, complemented by a pergola at the rear, creating the perfect setting for a private BBQ or hot tub area.

## 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'.

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.







*Situated in the small clifftop village of Barton on Sea, less than two miles from Christchurch Town Centre.*

## Services

Energy Performance Rating: C Current: 77 Potential: 82

All mains services connected

Refitted Boiler

Pressurised Water System

## Points Of Interest

Barton on Sea cliff top	0.0 Miles
The Cliff House restaurant	0.3 Miles
Pebble Beach restaurant	0.1 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Ballard School	2.3 Miles
Barton Golf Club	1.5 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.7 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	12.0 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.





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

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