

denisons.com



# Barton Common Road

*Barton on Sea*

Lymington

The Yacht House, The Quay, Lymington, SO41 3AS  
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# 4 Barton Common Road, Barton on Sea, Hampshire, BH25 5PR

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## DESCRIPTION

Seeing is believing! A truly amazing coastal home, built in an art-deco/modernist style by the current owners approximately 8 years ago. Enjoying breathtaking views across Barton Common and the golf course, towards the Isle of Wight and The Needles. The property, which is arranged over three floors is exceptionally light and spacious and benefits from fabulous terraces, making the most of the stunning views. Situated in a highly sought after location, there is easy access to local amenities, a mainline railway station and is within catchment areas for a number of high quality schools.

## ACCOMMODATION

RECEPTION HALL. OUTSTANDING KITCHEN/FAMILY DINING ROOM. BEDROOM THREE WITH EN SUITE SHOWER ROOM AND BEDROOM FOUR WITH BATHROOM. SECOND FLOOR SITTING ROOM WITH SURROUND SOUND AND SUPERB TERRACE. BEDROOM ONE WITH EN SUITE. STUDY. BEDROOM TWO WITH EN SUITE SHOWER. FAMILY/GAMES/CINEMA ROOM. SHOWER ROOM. UTILITY. INTEGRAL DOUBLE GARAGE. STORAGE ROOM.

## KEY FEATURES

Gated private driveway and attractive gardens; custom-built hardwood double glazed full height external doors and windows; high ceilings and tall internal doors; under floor heating to oak floors and tiled bathrooms on upper levels; magnificent three storey wood and glass staircase in reception hall against backdrop of glass brick wall; four/five bedrooms (three en suite); large south facing front terrace; top floor sitting room and master suite with views and balcony; bespoke contemporary kitchen; excellent, flexible lower floor games/cinema room;

integral double garage; rainwater harvesting; electricity generating photovoltaic solar panels; computer controlled lighting; full Ethernet data cabling; in-ceiling speakers; between-glass blinds in folding/sliding doors; monitored security system; top and middle floor rooms have south facing aspect with sea or Common views; high Energy Performance Certificate B(85) rating.

## OUTSIDE

Double opening electric gates lead to a private driveway with excellent parking and access to the integral double garage. There is a large **workshop/storage room** with power and lighting. The south facing garden to the front of the property is well tended and landscaped, laid mainly to lawn, enclosed by hedging, trees and mature shrub and flower borders. Side gardens with hedge boundaries lead to the rear garden, which has a paved terrace and pathways with up-lighter to the glass brick wall. The **rear garden** is laid to lawn with trees and raised vegetable beds with concealed underground rainwater harvesting tank. There are ample external power points including sockets in the garden for feature lighting, four outside water taps.

## DIRECTIONS

From the traffic lights in New Milton, proceed in a southerly direction long Station Road, at the mini roundabout continue straight into the Milford Road, after about a quarter of a mile taking the third turning right into Barton Common Road and after approximately 800 yards the property will be found on the right hand side

## SERVICES

We understand that all main services are connected to the property.









GROUND FLOOR  
APPROX. FLOOR  
AREA 144.8 SQ.M.  
(1550 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 121.4 SQ.M.  
(1307 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 121.4 SQ.M.  
(1307 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 386.8 SQ.M. (4184 SQ.FT.)  
Measurements are approximate. Not to scale. Subject to pre-empt only.  
Made with MetPlan 02/16

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