



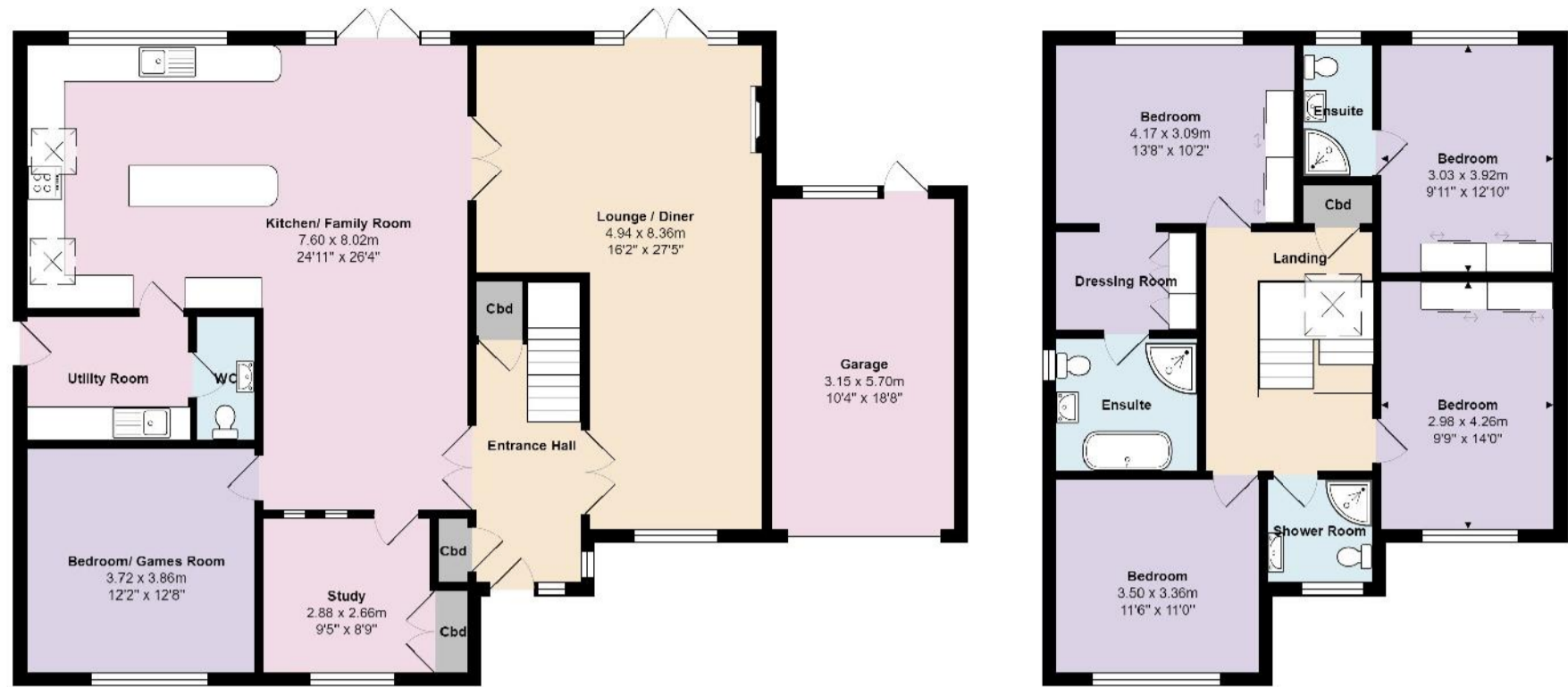
HAYWARD FOX
PRICE: £999,950

12 CHESTNUT AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE BH25 7BH



www.haywardfox.co.uk





Total Area: 228.1 m² ... 2455 ft²
 All measurements are approximate and for display purposes only

You can contact our other branches at:

Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424
 Mayfair ~ 0207 079 1454 Milford on Sea ~ 01590 644933 Sway ~ 01590 681656
www.haywardfox.co.uk



Alderson House, 17-19 Old Milton Road, New Milton, Hampshire. BH25 6DQ

Tel: 01425 638656 Fax: 01425 618752

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 HAMPSHIRE BH25 7BH



In our opinion, this is one of the finest detached houses in Barton on Sea, having been remodelled to a very high specification to provide a stunning four/five bedroom residence, set in landscaped gardens. Must be viewed internally.

RECEPTION HALL, SITTING/DINING ROOM, IMPRESSIVE OPEN PLAN KITCHEN/FAMILY DINING ROOM, UTILITY ROOM, CLOAKROOM, STUDY, BEDROOM FIVE/RECEPTION ROOM, CONTEMPORARY OAK STAIRCASE TO GALLERIED FIRST FLOOR LANDING, FOUR BEDROOMS (BEDROOM ONE WITH DRESSING ROOM AND EN SUITE BATH/SHOWER ROOM, AND BEDROOM TWO WITH EN SUITE SHOWER ROOM), BATHROOM/SHOWER ROOM. ATTACHED GARAGE, IN AND OUT DRIVEWAY, EXCELLENT PARKING AND LANDSCAPED REAR GARDENS.

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with contemporary composite door with matching side screens to:

RECEPTION HALL: Karndean wood effect flooring with underfloor heating, good sized understairs storage cupboard, further built in coats/storage cupboard, double opening doors to:

SITTING/DINING ROOM: 27'5" x 16'1" narrowing to 10'9" (8.36m x 4.9m narrowing to 3.28m) Inset contemporary log burner, underfloor heating, UPVC double glazed window overlooking front aspect with fitted shutter and further double glazed opening casement doors with full length side screens to the rear garden. Double opening doors to:

IMPRESSIVE KITCHEN/FAMILY DINING ROOM: 26'4" x 20'5" narrowing to 11'6" (8.03m x 6.22m narrowing to 3.51m) Comprising silestone work surfaces with inset sink unit and mixer taps and filter tap. Superb range of soft close drawers and cupboards below, five ring Neff induction hob with contemporary extractor over, central island unit incorporating breakfast bar with drawers and cupboards below, inset Neff double oven, large corner shelved larder cupboard, adjoining pull out storage cupboards, matching wall mounted units, space for American style fridge/freezer, integrated Neff dishwasher, Karndean flooring with underfloor heating, high level velux windows, UPVC double glazed windows and double opening casement doors to the rear gardens. Door to:

UTILITY ROOM: Comprising single bowl single drainer sink unit with mixer tap, one storage cupboard below, space and plumbing for washing machine and separate drier, matching wall mounted units with adjoining cupboard housing Vaillant gas fired central heating boiler with additional storage. Karndean flooring with underfloor heating, UPVC double glazed door giving side access, further door to:

GROUND FLOOR CLOAKROOM: Comprising inset wash hand basin with mixer tap and storage cupboard below, tiled splashback, low level w.c., chrome heated ladder towel rail.

STUDY: 10' x 8'8" Karndean flooring with underfloor heating, built in shelved storage cupboard, further computer/work surface incorporating drawer units below, UPVC double glazed windows overlooking front aspect with fitted shutters.

BEDROOM FIVE/FAMILY ROOM: 12'9" x 12'4" (3.89m x 3.76m) Karndean flooring with underfloor heating, UPVC double glazed window overlooking front aspect with fitted shutter.

Feature oak staircase with glazed contemporary panelling leads to:

GALLERIED FIRST FLOOR LANDING: Feature high level roof window, underfloor heating, built in airing/linen cupboard with radiator.

BEDROOM ONE: 13'8" narrowing to 11'7" x 10'2" (4.17m narrowing to 3.53m x 3.1m) Radiator, UPVC double glazed windows with fitted shutters. Door to:

DRESSING ROOM: Range of fitted wardrobe cupboards, matching dressing table with range of drawer units.

EN SUITE BATH/SHOWER ROOM: Being fully tiled comprising inset wash hand basin with mixer taps, soft close cupboards below, low level w.c., free standing bath with mixer taps and hand held shower attachment. Walk in tiled shower cubicle with rain shower over and further attachment, tiled flooring, chrome heated ladder towel rail, obscure UPVC double glazed window overlooking side aspect.

BEDROOM TWO: 12'11" x 10' (3.94m x 3.05m) Radiator, UPVC double glazed window overlooking rear garden. Door to:

EN SUITE SHOWER ROOM: Being fully tiled comprising sink unit with mixer tap, storage cupboard below, low level w.c., corner tiled shower cubicle with separate shower over, tiled flooring, chrome heated ladder towel rail, obscure UPVC double glazed window overlooking rear aspect.

BEDROOM THREE: 14' narrowing to 11'9" x 9'9" (4.27m narrowing to 3.58m x 2.97m) Radiator, UPVC double glazed windows with fitted shutters overlooking front aspect.

BEDROOM FOUR: 11'5" x 11'3" (3.48m x 3.43m) Radiator, hatch to large loft space providing excellent storage, UPVC double glazed windows with fitted shutters overlooking the front aspect.

OUTSIDE:

The property has an impressive frontage with a pavior in and out driveway providing excellent parking with low walling to the front boundary, leading to:

ATTACHED GARAGE: 18'5" x 10'5" (5.61m x 3.18m) Power, lighting and water, electronically operated roller up and over door. UPVC double glazed door to the rear garden.

THE REAR GARDENS have been well landscaped with brick pavior patio terrace running across the rear of the property with areas of shaped lawn, interspersed with paving and shrub borders. The gardens are well enclosed by fencing, **TIMBER GARDEN CHALET**, outside lighting and brick pavior pathways extending to both sides of the property with pedestrian access.

NOTE:

The vendor advises that all tiles are Porcelanosa and there is a water softener fitted throughout the property.

EPC RATING: C

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, continue, taking the second turning right into Barton Court Road. Take the first turning left into Mount Avenue and at the crossroads continue straight ahead into Becton Lane. Take the first turning right into Chestnut Avenue, where the property is situated a short way along on the right hand side and is numbered.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Ref: BMN3785