



4 BARTON COMMON ROAD, BARTON ON SEA, HAMPSHIRE BH25 5PR





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PRICE GUIDE: £1,850,000

A unique and outstanding coastal residence in the most sought after location with views across Barton Common and the golf course, towards the Isle of Wight. Designed and built for the owners in 2009 in the modernist style, the property has light, spacious and flexible accommodation on three levels, being finished to a high specification

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

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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

The accommodation comprises (all measurements are approximate)

Wide steps and covered terrace leading to front entrance.

MIDDLE FLOOR

SPACIOUS RECEPTION HALL: 18'6" x 9'5" (5.64m x 2.87m) With central feature of 'floating bridge' oak and glass main staircase to all three levels, including full height illuminated glass brick wall.

KITCHEN/FAMILY DINING ROOM: 25'9" x 22'6" (7.85m x 6.86m) An impressive room, in-ceiling speakers, master touch screen control panel for internal/external lighting and electric gates, featuring flexible timing options, folding/sliding doors give access to front terrace and rear deck. Kitchen fittings include E + K German fitted kitchen with soft close handle-less drawers and cupboards, built in Siemens appliances, oven, microwave oven, warming drawer and dishwasher, Silestone kitchen work surfaces, wall and island units, pop up electric sockets, Franke bowls in wall and island kitchen worktops with Abode mixer taps, American fridge/freezer, ATAG induction/gas hob and extractor.

BEDROOM THREE: 17'11" x 11'1" (5.46m x 3.38m) With **LARGE EN SUITE SHOWER ROOM.**

BEDROOM FOUR: 12'1" x 10'9" (3.68m x 3.28m)

BATHROOM:

TOP FLOOR:

SITTING ROOM: 18'5" x 18'5" (5.61m x 5.61m) A stunning room with magnificent views, folding/sliding doors to give access to front balcony. In-ceiling speakers with high quality 5.1 surround sound.

MASTER BEDROOM SUITE: 18'2" x 16'2" (5.54m x 4.93m) With magnificent views, large walk in wardrobe with ample hanging and shelving, folding/sliding doors give access to front balcony. In-ceiling stereo speaker. **LARGE SHOWER ROOM** with double sink and cupboard under, wall hung toilet and bidet, walk in double shower with elegant shower fitting.

HALLWAY: With two large store rooms (one with electrical/data/TV/security/heating control units. Sky light access to roof.

BEDROOM TWO: 18'1" x 11'1" (5.51m x 3.38m) With views across Barton Common towards the sea. **LARGE EN SUITE SHOWER ROOM.**

STUDY/BEDROOM FIVE: 12'5" x 9'2" (3.78m x 2.79m) With views across Barton Common towards the sea.

BALCONY: With elegant glass panels and outstanding views, accessed from sitting room and master bedroom suite, providing large space for outside dining and relaxing.

GROUND FLOOR:

HALLWAY: Spacious area leading to all rooms and garage with tiled floor, contemporary radiator and rear door to garden.

FAMILY/GAMES ROOM: 24'6" x 16'2" (7.47m x 4.93m) Large flexible oak floored room with two contemporary radiators and side door to garden. Suitable as studio, exercise room, cinema/full sized snooker room or even as independent living accommodation with its own entrance and access to shower room. In-ceiling speakers, also wired for 5.1 surround sound, good sized built in storage cupboard, lighting positioned for snooker table.

SHOWER ROOM: Fully tiled with walk in shower, toilet, pedestal basin, ladder heated towel rail.

PLANT ROOM: Contains gas boiler, hot water cylinder and pressure vessel, pump for rainwater harvesting tank, control unit for photovoltaic solar panels with additional hot water solar boost unit.

UTILITY ROOM: 13'2" x 11'5" (4.01m x 3.48m) Tiled flooring, work surface with ample cupboards below and wall mounted units over, inset large sink unit with mixer tap, space and plumbing for washing machine and drier, further space for fridge and freezer, water softener, radiator, extractor fan.

INTEGRAL DOUBLE GARAGE: 24'3" x 21'2" (7.39m x 6.45m) With electronically operated up and over door, four double glazed windows overlooking the rear and side aspects, ample power points and water tap.

OUTSIDE:

Double opening electric gates lead to a private driveway with excellent parking and turning area providing access to the integral double garage. There is a large **WORKSHOP/STORAGE ROOM** under the main front steps, **30' x 9'1" (9.14m x 2.77m)** 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.

Three garden entrances to the house, one by stairs to the rear wooden deck, to the kitchen/family room.

THE REAR GARDEN is laid to lawn with trees and raised vegetable beds with concealed underground rainwater harvesting tank. Further wood fencing screens a hot tub

There are ample external power points including sockets in the garden for feature lighting, four outside water taps.

DETAILS OF GENERAL FEATURES:

Hardwood custom-built external doors and windows

Four sets of fully opening full height folding/sliding external doors

Manual-controlled blinds inside double glazing on folding/sliding doors

High ceilings with shadow-gap features

Tall custom built internal doors

Engineered wide plank oak floors on two upper levels with under floor heating

Tile/oak floors on lower level with radiators

Oak skirting, hidden-screw sockets, large white walls for art display

Glass sliding wardrobe doors in guest bedrooms and study

Fully tiled bath/shower rooms with walk in showers and extractor fans

Under floor heating in top and middle floor bath/shower rooms

Villeroy & Boch sanitary ware in four bath/shower rooms, Porcelanosa glass tiles. Rain air shower heads

Soft closing toilet lids, Hansgrohe taps and mixers, heated towel rails

Clipsal C-bus computer controlled lighting with text panels and master touch screen

Comprehensive, dimmable down lighting and elegant wall lights

Cat5 Ethernet for data and satellite/terrestrial T.V. cabling throughout

In-ceiling speakers in four rooms, two with 5.1 surround sound

Full smoke and burglar alarm system, centrally monitored

Sixteen solar photovoltaic panels (generating 3kWpk)

Ample external taps, lighting and power points

6500 litre underground rainwater-harvesting tank for external taps and toilet flushing

Timer-controlled electric main gates with vehicle detector

Highly insulated and air-tight

ENERGY PERFORMANCE CERTIFICATE - B (85)

EPC RATING: Current - Potential -

DIRECTIONAL NOTE: From the village green in the centre of Milford-on-Sea, proceed along the High Street in a westerly direction, which becomes Park Lane after crossing Milford Bridge. Continue along the clifftop, Milford Road (A3058) and on reaching Barton-on-Sea, turn left a short distance after passing Barton-on-Sea Golf Club into Barton Common Road, continue for approximately 800 yards where the property is situated on the right hand side and is numbered

REF: BRM1622

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.