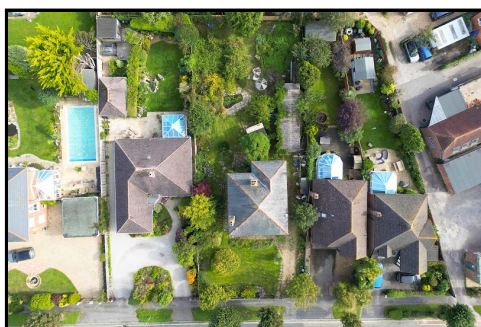
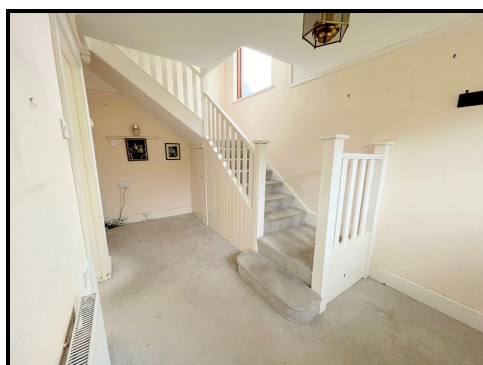




Bredon, 43 Barton Court Road, New Milton, Hampshire. BH25 6NW

Guide Price £599,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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Guide Price £599,950

A substantial four bedroom detached character house located within a level walk of New Milton town centre and having potential to both extend and modernise subject to necessary permissions. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, Ground Floor shower room, main Bathroom, Separate WC. Larger than average gardens, off road parking for numerous vehicles and garage, Sole Agents, Vacant Possession.



ENTRANCE PORCH

UPVC double glazed front door providing access to Entrance Porch. Ceiling light, Quarry tiled flooring. Front door with obscure glazed panel and two stained glass windows to sides.

ENTRANCE HALL

Staircase to first floor landing, ceiling light, smoke detector, panelled radiator, thermostat control for central heating, under stairs storage cupboard with modern consumer unit.

SITTING ROOM (17' 2" X 11' 11") OR (5.23M X 3.64M)

Aspect to the front elevation through double glazed window. Ceiling light, double panelled radiator, power points, open fire with tiled hearth and ornate mantel. Two stained glass windows to side, power points.

DINING ROOM (14' 0" X 11' 10") OR (4.27M X 3.61M)

Aspect and access to rear garden through UPVC double glazed sliding patio doors, ceiling light, double panelled radiator, power points.

KITCHEN (13' 0" X 12' 2") OR (3.95M X 3.71M)

Aspect to the side elevation through double glazed window. Double bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along three walls with base drawers and cupboards beneath, under counter fridge, fitted Aga Range Cooker with tiled splash back, ceiling light, part tiled wall surrounds, door providing access to:

REAR LOBBY

Two glazed windows to rear elevation. UPVC double glazed door providing access onto side elevation, panelled radiator.

SHOWER ROOM

Obscure window to rear, fully tiled wall surrounds with thermostatically controlled shower unit and sliding shower screen. Low level WC.

FIRST FLOOR LANDING

Obscure window to side elevation. Ceiling light, smoke detectors, hatch to loft area with pull down ladder.

BEDROOM 1 (14' 0" X 11' 11") OR (4.26M X 3.64M)

Aspect to the front elevation through double glazed window. ceiling light, panelled radiator, power points, additional aspect to side elevation, fitted double wardrobe with hanging rail and shelf and additional storage over.

BEDROOM 2 (14' 0" X 11' 11") OR (4.26M X 3.63M)

Aspect to the rear elevation through double glazed window, ceiling light, panelled radiator, power points, additional aspect to side elevation, single wardrobe with hanging hooks and shelf, feature fireplace with tiled surround and wooden mantel.

BEDROOM 3 (9' 4" X 13' 1") OR (2.84M X 3.98M)

Aspect to the rear elevation overlooking the garden. Ceiling light, panelled radiator and power points.

BEDROOM 4 (11' 0" X 6' 5") OR (3.35M X 1.95M)

Aspect to the front elevation through double glazed window. Panelled radiator, power points, ceiling light and double wardrobe with shelving and further storage over.

BATHROOM

Obscure window to side, ceiling light, panelled bath unit, pedestal wash hand basin, panelled radiator, wall mounted mirror fronted medicine cabinet, cupboard housing Vaillant gas fired boiler and panelled radiator, space for storage of linen.

SEPARATE WC

Obscure window to side elevation, ceiling light, low level WC.

OUTSIDE

The garden is one of the main features of the property and enjoys a larger than average plot. The garden is mainly laid to lawn with a selection of shrub and flower beds and is enclosed behind both panelled and close boarded fencing. A five bar gate provides access from Barton Court Road via a shingled driveway which extends along the side elevation providing off road parking for numerous features.

GARAGE

Up and over door, power and light and open way through to Workshop area, also with power and light and numerous work benches. Personal door provides access onto:

REAR GARDEN

The rear garden is enclosed behind both panelled and close boarded fencing and has an area of lawn with a paved patio area adjoining the rear of the property. There is an abundance of shrub and flower beds throughout. Numerous outbuildings including Summerhouse, Shed and Greenhouse. Located to the rear boundary there is a large area which once was a kitchen garden with a selection of fruit trees.

VIEWING ARRANGEMENTS

Please Note Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.



DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road then take the second right into Barton Court Road.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

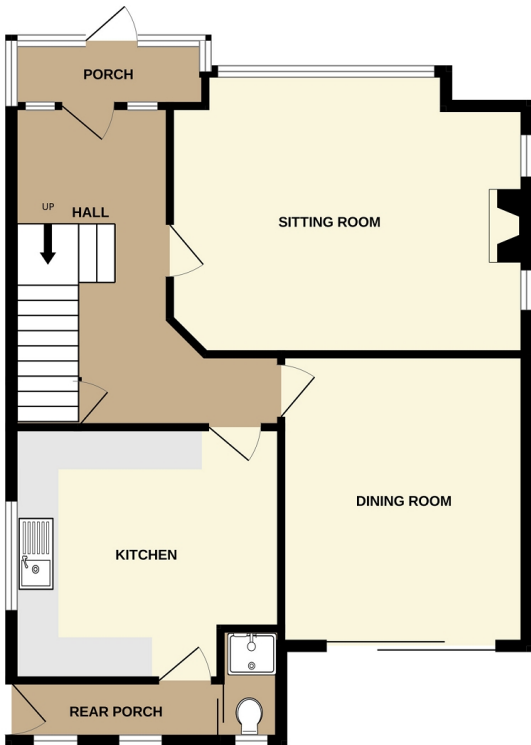
The resale tenure for this property is Freehold

COUNCIL TAX

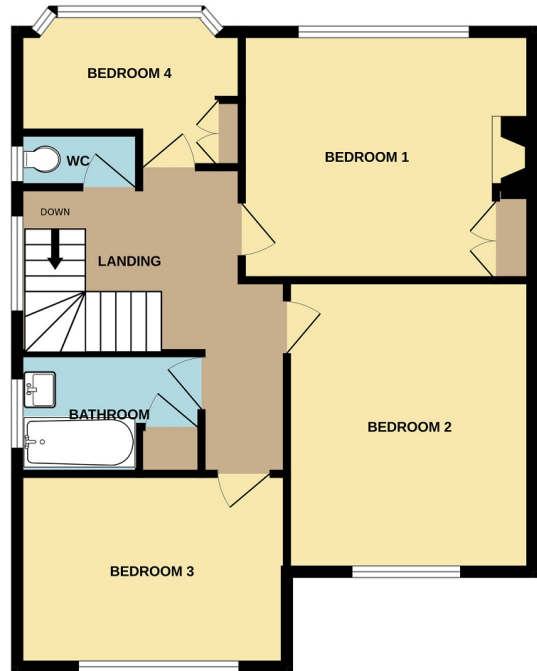
The council tax for this property is band E



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.