



**9 Cedar Gardens, Barton on Sea, Hampshire. BH25 6UG**

**£685,950**



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







## 9 Cedar Gardens, Barton on Sea, Hampshire. BH25 6UG

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A very well presented spacious four bedroom detached house located on a small select development within a level walk of Barton Cliff top and New Milton Town Centre. Features of the property include Oak doors, Entrance Hall, Cloakroom, Sitting Room, Conservatory, large Kitchen/Breakfast room, Study/Bedroom 4, Utility Room, En-Suite Shower room and additional En-Suite Bathroom, main Shower Room, Two Garages, South facing gardens, UPVC double glazing, gas fired central heating.





## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screens. Two ceiling light points, panelled radiator, staircase to first floor landing, coats cupboard, under stairs storage cupboard.

## CLOAKROOM

UPVC double glazed window to rear. Ceiling light, fully tiled wall surrounds, low level WC, wash hand basin with storage cupboards beneath and wall mounted mirror, tiled flooring, panelled radiator.

## SITTING ROOM (16' 5" X 15' 0") OR (5.0M X 4.57M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, panelled radiator, flame effect gas fire with stone surround and mantel, wooden hearth. Power points, UPVC double glazed French doors and matching side screens providing access to:



## CONSERVATORY (12' 0" X 11' 6") OR (3.67M X 3.51M)

Vaulted blue tint glass roof with concealed downlights and tiled flooring, power points, double opening UPVC French doors providing access to garden. Fitted blinds.



## KITCHEN/BREAKFAST ROOM (22' 10" X 12' 4") OR (6.96M X 3.76M)

Two UPVC double glazed windows to the front aspect, additional aspect to the side. Smooth finished ceiling, ceiling light points. One and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a Granite work surface extending along two walls with range of base drawers and cupboards beneath. Wine store, recess for drinks fridge, under counter freezer, Bosch slimline dishwasher, integrated fridge and freezer, fitted Bosch electric double ovens and Bosch five ring gas hob with extractor fan over. Part tiled wall surrounds, eye level storage cupboards, two tubular panelled radiators.

## BEDROOM FOUR / STUDY (10' 9" X 8' 3") OR (3.27M X 2.51M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, door providing access into:



## UTILITY ROOM (8' 3" X 6' 9") OR (2.51M X 2.06M)

Aspect to the rear elevation through UPVC double glazed window. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with storage cupboard beneath with recess for washing machine and tumble dryer together with recess for full height fridge/freezer. Tiled flooring, ceiling light, UPVC double glazed door providing access onto rear garden. Open way through to:

## GARAGE (17' 3" X 8' 9") OR (5.27M X 2.67M)

Up and over door, power and light, additional work surface with storage beneath.

## GALLERY LANDING

Vaulted ceiling, two ceiling light points, airing cupboard with Megaflow hot water cylinder, shelving and hanging rail.



## BEDROOM 1 (18' 1" X 16' 3") OR (5.51M X 4.95M)

Aspect to the front elevation through UPVC double glazed windows providing views over adjacent playing fields through vaulted UPVC double glazed window. Panelled radiator, additional aspect to the rear through UPVC double glazed Velux window. Range of bedroom furniture comprising two double and two single wardrobe units and central dressing table. Power points, two wall light points, two ceiling light points, radiator.

## EN SUITE SHOWER ROOM (7' 9" X 4' 3") OR (2.36M X 1.29M)

Obscure double glazed Velux window, double shower cubicle with sliding glazed shower screen, thermostatically controlled shower wash hand basin with monobloc mixer tap with storage beneath and double opening mirror fronted medicine cabinet, low level WC, heated towel rail, tiled flooring.



## BEDROOM 2 (15' 0" X 11' 1") OR (4.57M X 3.38M)

Aspect to the front elevation through vaulted UPVC double glazed windows enjoying views over adjacent fields. UPVC double glazed double opening doors onto Juliet balcony. Obscure double glazed Velux window to side, vaulted ceilings, ceiling light/fan, panelled radiators, recessed wardrobes comprising three double units with shelving and hanging rails.

## EN SUITE BATH AND SHOWER ROOM (10' 3" X 6' 7") OR (3.12M X 2.01M)

Double glazed obscure Velux window, smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds with tiled floor. Panelled tiled bath with central monobloc mixer tap, wall hung wash hand basin with storage beneath and monobloc mixer tap and heated mirror with light. Large walk-in shower cubicle with large glazed shower screen. Thermostatically controlled shower unit, low level WC heated towel rail.

## BEDROOM 3 (14' 0" X 9' 4") OR (4.27M X 2.84M)

Aspect to the rear elevation through double glazed triangular window. Obscure double glazed Velux window to side, ceiling light, panelled radiator, eaves storage access, power points.

## SHOWER ROOM (5' 3" X 7' 9") OR (1.59M X 2.36M)

Obscure double glazed Velux window to rear, double walk-in shower cubicle with sliding glazed screen. Thermostatically controlled shower unit, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, heated towel rail, fully tiled wall surrounds, wall mounted mirror, light and shaver point. Fully tiled flooring, ceiling light and extractor fan.

## OUTSIDE

There is a brick paved driveway providing off road parking and access to the garage. The remainder of the garden is mostly laid to lawn with shrub beds and outside lighting.

## REAR GARDEN

Brick paved patio area adjoining the rear of the property which continues to a paved patio area providing seating towards the rear boundary. The remainder of the garden is laid to lawn with a selection of shrub and flower beds and is enclosed behind both hedging and close board fencing to provide total seclusion. The garden benefits from a South facing aspect and also benefits from an ADDITIONAL GARAGE LOCATED TO THE REAR BOUNDARY. Pitched roof with power and light, personal door from rear garden.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the roundabout and up reaching the junction with Lymington Road turn right to the A337 passing the parade of shops on the left-hand side and Cedar Gardens will be found on the left off the adjoining service 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

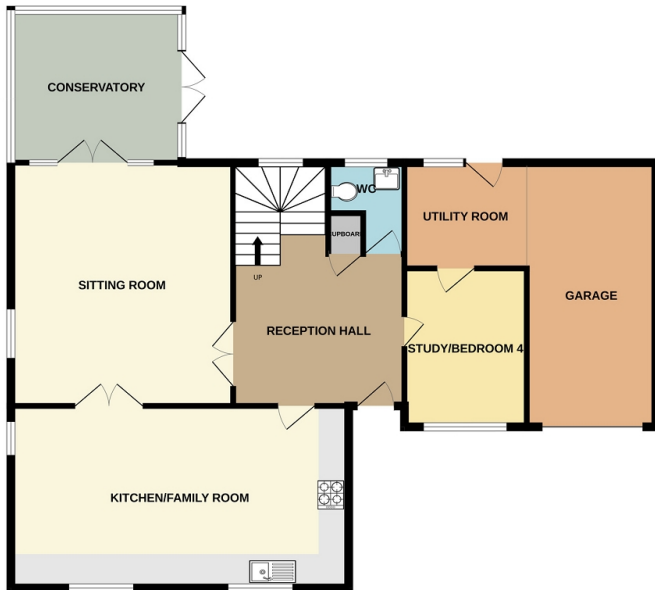
The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band F



GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 2069 sq.ft. (192.2 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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