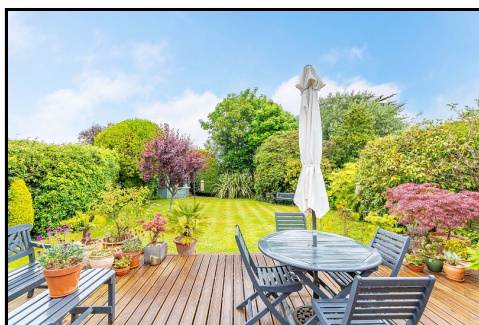




8 Barton Wood Road, Barton On Sea, New Milton, Hampshire. BH25 7NN

£925,000



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





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A beautifully presented spacious four bedroom detached property with sitting room, separate dining room, study, cloakroom, kitchen and conservatory. Four first floor bedrooms, two en-suite shower rooms and family bathroom. Double garage and attractive gardens situated one road back from Barton Cliff top.



UNDER COVER ENTRANCE

Provides access to composite double glazed door with matching side screens in turn leading to:

ENTRANCE HALL (13' 1" x 14' 8") or (3.98m x 4.48m)

A fantastic spacious and airy room with vaulted ceiling to first floor landing with balustrade staircase and galleried landing above. The room is flooded with natural light with velux window, two sets of double glazed windows facing a Westerly aspect, attractive hardwood flooring throughout the hallway, sitting and kitchen area including the conservatory. Three ceiling light points, radiator, Honeywell central heating thermostat, alarm system, door provides access to coats storage cupboard with hanging rail, fitted shelving within. Door provides access to:

SITTING ROOM (25' 1" x 15' 10" Max) or (7.64m x 4.83m Max)

Coved and smooth finished ceiling, two ceiling light points. Triple aspect room with views over the rear garden. Attractive wood burning stove sitting on a raised plinth. Four wall light points, TV connection point, Sky connection point, two double panelled radiators and double opening French doors with matching side screens provide access to Conservatory.

DINING ROOM (15' 11" x 11' 1") or (4.84m x 3.39m)

Coved and smooth finished ceiling, two sets of double glazed windows overlooking front garden aspect, double panelled radiator. Ornamental fireplace surround with electric coal effect fire. (working fire behind) Three wall uplighters, power points, TV aerial connection room, the room is currently used as a second TV room.

STUDY (12' 10" x 9' 4") or (3.91m x 2.85m)

Coved and smooth finished ceiling, two sets of UPVC double glazed windows facing side aspect, ceiling light point, wall uplighter, fitted shelves for books etc to one wall, radiator.

CLOAKROOM (6' 11" x 2' 11") or (2.10m x 0.90m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect. White suite comprising low level WC with concealed cistern with push button flush, pedestal wash hand basin with monobloc mixer tap with wall mounted mirror above, wall mounted radiator, hardwood flooring.

KITCHEN (16' 10" x 10' 10") or (5.14m x 3.30m)

Attractive bespoke hand made kitchen units with wood block work surfaces with matching upstands, attractive tiled splash backs above, numerous display cupboards, shelving drawers and dresser style unit, fitted gas Range Aga with two large twin cast iron hotplates and warming plate with four ovens. One and a half bowl enamel sink unit with single drainer with chrome swan necked mixer tap above, double glazed window facing front aspect, smooth finished ceiling, numerous ceiling downlights, cutlery drawers, pan drawers, storage drawers. Floor standing American LG fridge/freezer with drinks dispenser and ice dispenser. Frosted glazed door provides access to double garage. Space for breakfast table, power points, space and plumbing for automatic dishwasher, square opening provides access to Conservatory.

CONSERVATORY (14' 4" x 12' 8") or (4.36m x 3.86m)

UPVC double glazed windows to two sides sitting on cavity wall brick plinths under a pitched Victorian style double glazed roof. Four ceiling downlights, continuation of hardwood flooring from kitchen area, numerous power points, under floor heating with separate Honeywell central heating thermostat to one side. Double opening doors provide access to rear garden. Additional two wall light points, double doors provide return access to Sitting Room.

DOUBLE GARAGE (17' 0" x 14' 11") or (5.19m x 4.54m)

Two ceiling light points, bi-fold doors provide access to drive, personal door provides access to rear garden, double glazed windows overlooking rear garden aspect, stainless steel sink with hot and cold mixer tap, space and plumbing for automatic washing machine, access to gas and electric meters. Ample storage shelving.

FIRST FLOOR LANDING (13' 11" x 14' 1" Max) or (4.25m x 4.30m Max)

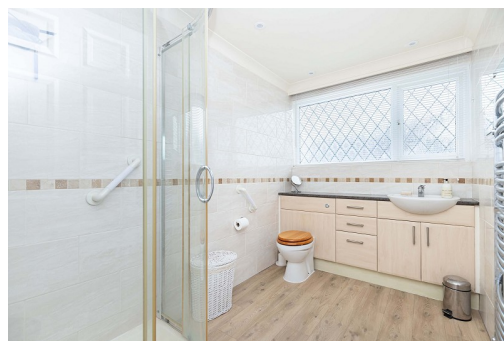
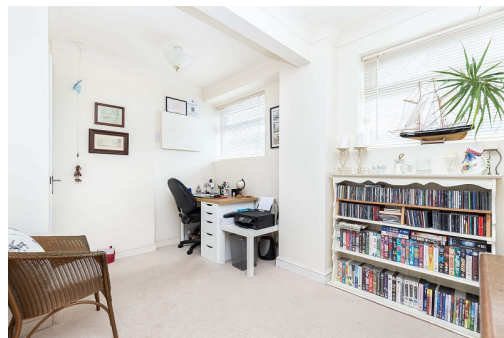
Flooded with natural light with a Velux window facing the South side. L shaped landing with radiator, power points, double opening doors provide access to linen cupboard with radiator within. Door provides access to loft.

BEDROOM 1 (17' 7" x 15' 5") or (5.36m x 4.71m)

Dual aspect room, coved and smooth finished ceiling, double opening French doors to front balcony and UPVC double glazed window overlooking rear garden aspect. Comprehensive range of fitted wardrobes and bedside units with two way light switching, two double panelled radiators both with independent thermostats, numerous power points, door leads to:

EN-SUITE SHOWER ROOM (7' 4" x 6' 0") or (2.24m x 1.82m)

Coved and smooth finished ceiling, three LED downlights, UPVC double glazed window facing rear garden aspect, modern white suite with corner shower cubicle, double opening doors providing access to shower mixer, bar with adjustable shower attachment and overhead rainwater shower. Wall mounted wash hand basin with two storage drawers beneath, monobloc mixer tap and mirror above. Corner low level wall mounted WC with push button flush. Heated chrome effect towel rail, fully tiled floor and walling.



BEDROOM 2 (12' 7" x 11' 7") or (3.83m x 3.52m)

Coved and smooth finished ceiling which slopes to one side. UPVC double glazed window facing front aspect with radiator beneath and independent thermostat. Range of fitted wardrobes flanking one wall, power points. Door provides access to:

EN SUITE SHOWER ROOM (9' 3" x 6' 1") or (2.83m x 1.85m)

Coved and smooth finished ceiling, access to loft via roof hatch. Numerous LED downlights, opaque UPVC double glazed window facing side aspect, fully tiled walls, heated chrome effect towel rail, wall mounted mirror, wash hand basin with monobloc mixer tap with vanity unit beneath, low level WC with concealed cistern with push button flush with storage drawers to one side. Large corner shower cubicle provides access to Mira shower mixer with adjustable shower attachment above.

BEDROOM 3 (13' 9" x 13' 3") or (4.20m x 4.04m)

Coved and smooth finished ceiling (which slopes to one side), ceiling light point, UPVC double glazed window facing rear garden aspect with radiator beneath, power points, built-in wardrobes with mixture of hanging and shelving within.

BEDROOM 4 (13' 3" x 8' 6") or (4.04m x 2.60m)

Coved and smooth finished ceiling, UPVC double glazed window overlooking rear garden aspect, double panelled radiator beneath, range of fitted wardrobes to one wall, power points.

BATHROOM (7' 5" x 7' 4") or (2.27m x 2.24m)

White suite comprising corner bath with hot and cold mixer taps with electric Triton shower unit above with pull across shower curtain. Low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath, recess into the dormer window overlooking the side aspect with double glazed opaque window above. Numerous ceiling downlights, tiling to full height, radiator, fitted mirror.

OUTSIDE

A five bar gate provides access to the gravel driveway providing parking for at least four vehicles finished off with attractive block edging which then provides level access onto the well kept lawned front garden. The garden is enclosed by Evergreen hedging and is well screened from neighbouring properties. Outside ornamental lantern, outside wall light, water tap and path provides access to side gate which is lit by security light which then leads to rear garden.

REAR GARDEN

Raised decking adjoins the Conservatory and provides an elevated view over the level lawned garden which is well screened from any neighbouring properties with a mixture of hedging and mature well maintained shrubs, hard standing patio adjoins the rear of the property between the Conservatory and Garage. Additional outside water tap and additional outside security lighting illuminates the rear garden aspect. To the corner of the garden is an attractive Summerhouse and screened to the remaining corner is a garden storage shed hidden away in the shrubbery.

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 down the road until reaching the junction with Lymington Road. Proceed until reaching Sea Road on the left then take the 7th turning left into Barton Wood Road

PLEASE NOTE

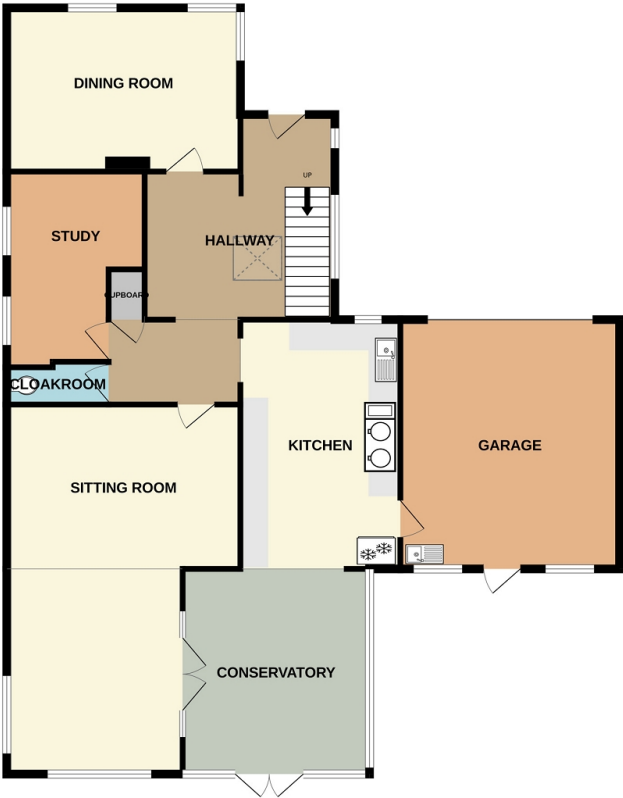
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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

BUYERS NOTE

Require a survey? Visit our website www.rossnicholas.co.uk for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



GROUND FLOOR
1470 sq.ft. (136.6 sq.m.) approx.




1ST FLOOR
982 sq.ft. (91.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2452 sq.ft. (227.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.