



6, Sunnyfield Road, Barton on Sea, New Milton, BH25 7BZ

£875,000

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*6 Sunnyfield Road
Barton on Sea
New Milton
Hampshire
BH25 7BZ*

Situated at the end of a quiet, private road, this impressive four bedroom, four bathroom chalet style residence offers over 2,350 sqft of spacious and versatile accommodation. Features include a large kitchen/dining room, a separate sitting room, a generous conservatory overlooking the private, south facing rear garden, a utility room, a ground floor WC, two ground floor en-suite bedrooms, two first floor en-suite shower rooms, a large garage/workshop, and a carport.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Large Conservatory
- Separate Utility Room
- Ground Floor WC
- Four En-Suite Bedrooms, Two On The Ground Floor
- Gated Access With Resin Driveway & Carport
- Private South Facing Rear Garden
- Large Workshop/Garage



The Property

The entrance hall features recently fitted engineered oak flooring, which extends throughout most of the ground floor, a large airing cupboard housing the gas fired central heating boiler and hot water cylinder, an understairs storage cupboard, an electric consumer unit, and central heating controls.

Spacious kitchen/dining room with a continuation of the recently fitted timber flooring, a superb range of timber effect shaker style wall and base units, a contrasting worktop, a range style cooker with an extractor fan and tiled splashback, and a large larder cupboard. Integrated appliances include a microwave and dishwasher, and there is also space for an American style fridge freezer and a large dining table.

A door leads through to the utility room, which has tiled flooring, a butler sink, a door to the front of the property, and space and plumbing for a washing machine and tumble dryer.

Conservatory with tiled flooring, dwarf brick cavity walls, UPVC double glazed windows, electric heating, and double casement doors opening onto the south facing rear garden.

The sitting room has timber flooring, a feature fireplace with a gas fire, and bi-fold doors that open into the spacious conservatory.

The ground floor WC has fully tiled walls and flooring, a UPVC double glazed window, a WC, a chrome ladder style heated towel rail, and a wash hand basin with a mixer tap and storage beneath.

There are two generous ground floor bedrooms, both with en-suites, timber effect flooring and fitted furniture. Bedroom three benefits from a modern shower room, while bedroom four features a bathroom with a Jacuzzi bath.

On the first floor landing is an excellent area currently used as a study, featuring a Velux window that provides natural light.

Bedroom one is incredibly spacious, with a generous range of fitted wardrobes, a chest of drawers, and a dressing table. A door leads through to the fully tiled en-suite bathroom, which includes a Velux window and a suite comprising a panel bath, a WC, a corner shower cubicle, and a wash hand basin with a mixer tap.

Bedroom two, situated at the front of the property, is a large double bedroom with an en-suite shower room featuring tiled walls, a Velux window, and a modern suite.





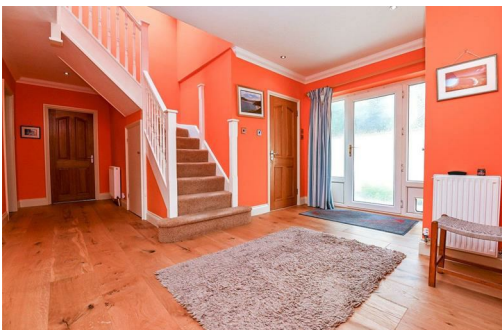
Gardens & Grounds

At the front of the property are two sets of timber gates, one electric, along with a pedestrian gate. There is a large carport and a resin driveway providing off road parking for multiple vehicles.

The rear garden is a particular feature, enjoying a sunny southerly aspect and a high degree of privacy. It includes a large lawn area, borders with mature shrubs and plants, a storage shed, and a summerhouse.

At the bottom of the rear garden is a workshop/garage measuring 5.7m by 3.4m, equipped with power, lighting, and water. This space could be used as a home office or gym.

Additionally, there is an insulated office with power and lighting, measuring 5.5m x 2m. This would make an ideal annexe for family use or even as an Airbnb rental, with the necessary permissions.



Services

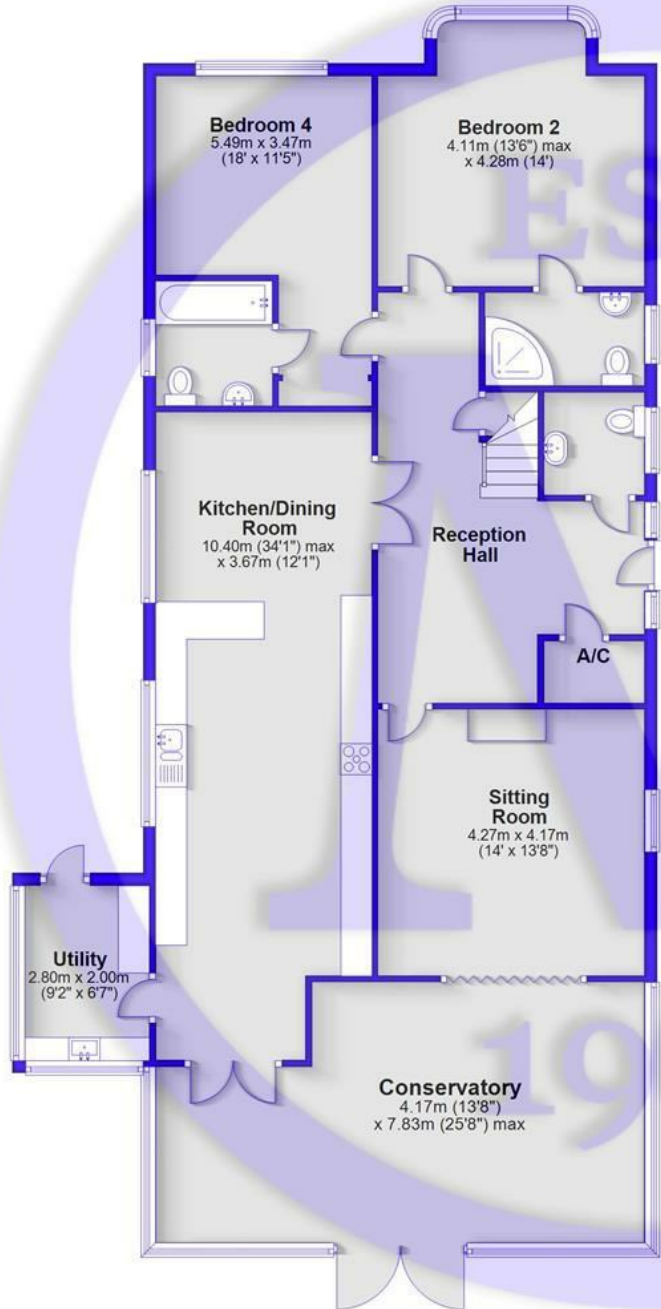
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: C

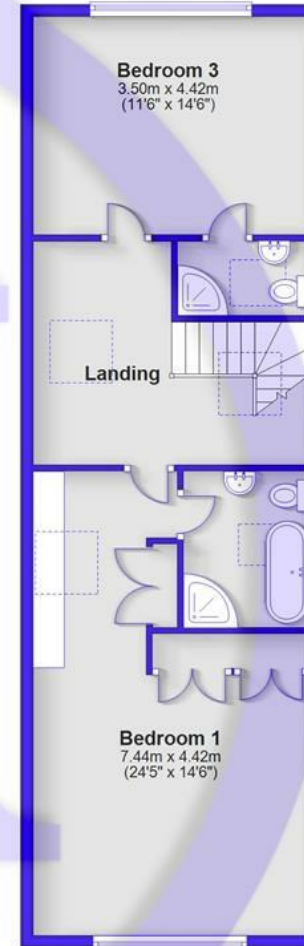
Ground Floor

Approx. 155.0 sq. metres (1668.6 sq. feet)



First Floor

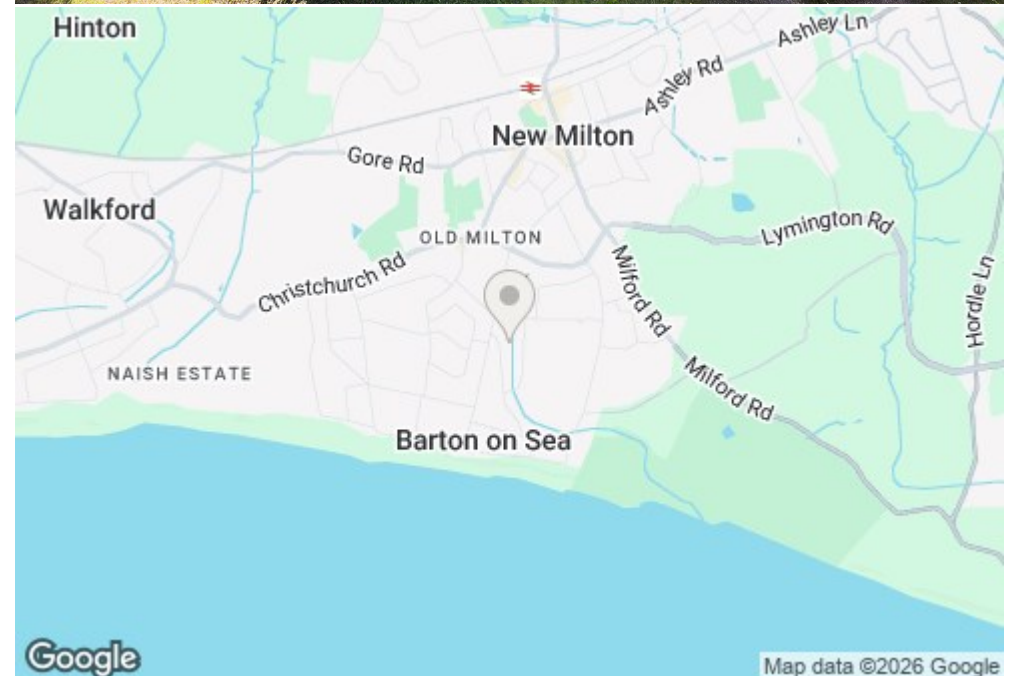
Approx. 65.3 sq. metres (703.1 sq. feet)



Total area: approx. 220.3 sq. metres (2371.7 sq. feet)

Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.





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