



**1 Penny Hedge, Barton On Sea, Hampshire. BH25 7TA**

**Guide Price £689,950**



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

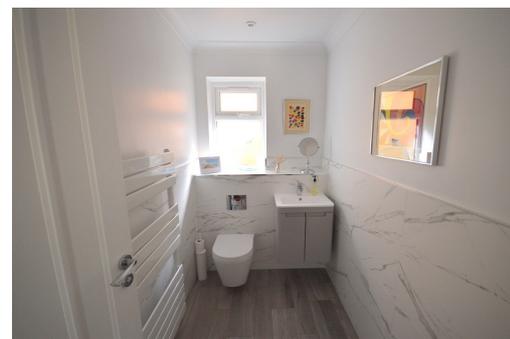




## 1 Penny Hedge, Barton On Sea. BH25 7TA

**Guide Price £689,950**

A superbly presented four bedroom detached property which has been completely refurbished to a very high standard. The property is in a sought after area with walking distance of Barton Cliff top yet within easy access of New Milton Town Centre. The property benefits from a double garage and easy to manage gardens.



## PORCH

Deep undercover Entrance Porch with LED downlight provides access to a composite door with glazed insert which in turn leads to:

## ENTRANCE HALL

Coved and smooth finished ceiling, LED downlight, attractive engineered Oak strip flooring in wood plank effect, fire door to double garage, double opening doors to main entrance hall.

## MAIN ENTRANCE

Coved and smooth finished ceiling, numerous LED downlights, smoke detector, half turn staircase to first floor landing, floodlit with double glazed window above. Double panelled radiator with independent thermostat. Continuation of engineered Oak strip flooring, wall mounted Digital Honeywell central heating thermostat provides access to understairs coats storage cupboard, power points and double opening multi-glazed doors provide access to:



## OPEN PLAN KIT/SIT/DINING ROOM

9.65m x 3.77m

A stunning room with smooth plastered ceiling, numerous LED downlights with main Sitting Room area benefiting from a freestanding wood burning stone sitting on a marble stone plinth with tiled detailing to rear wall. Continuation of engineered Oak strip flooring. Double panelled radiator with independent thermostat, deep UPVC double glazed bay window overlooking the rear garden. Numerous power points, TV aerial connection point, satellite connection point.



## DINING AREA

Continuation of this delightful space with double opening doors with matching side screens providing access onto the recently laid patio and lawned rear garden with mature backdrop. All the wood flooring is engineered Oak strip flooring which continues through to the Kitchen/Breakfast area.

## KITCHEN/BREAKFAST AREA

Smooth finished ceiling with numerous LED downlights, UPVC double glazed window once again overlooking the rear garden aspect. Wrap around composite working surfaces with matching upstands with tiled splash back located above hob area. Recessed stainless steel sink with integrated drainer with Grohe mixer tap above, integrated dishwasher, five ring ceramic hob with touch screen with concealed extractor canopy above. Two large deep pan drawers beneath hob, spice rack, eye level Lamona double oven with storage cupboards above and beneath. The second oven is a microwave. Double glazed UPVC window facing side aspect, integrated pull-out dustbin with wine rack to one side and pull-out spice rack to other side. Further wine rack, eye level upright double panelled radiator with independent thermostat, numerous power points, feature island lighting over breakfast bar and door provides access to:



## REAR LOBBY

2.40m x 0.91m

Smooth finished ceiling, two LED downlights. UPVC double glazed door provides access to side passage and square opening provides access to:



## UTILITY ROOM

2.01m x 2.40m

Oak engineered flooring continues through from main kitchen, matching kitchen units in light grey Shaker style with polished brushed stainless steel handles. Composite work surface areas in a marble stone finish. Monobloc mixer tap with detachable head with recessed stainless steel single bowl with upstand. Cupboard above which provides access to Glow Worm 35C combination gas fired central heating boiler. Recess for Washing machine and tumble dryer. Recess for American style fridge/freezer with storage cupboards to two sides and bridging unit above. Radiator with independent thermostat. LED lighting.

## FAMILY ROOM

3.58m x 3.06m

Coved and smooth finished ceiling, four LED downlights, UPVC double glazed window overlooking front garden aspect. Radiator with independent thermostat, numerous power points, TV aerial point.



## GROUND FLOOR CLOAKROOM

2.41m x 1.37m

Coved and smooth finished ceiling, three LED downlights. UPVC double glazed window with frosted glass facing side aspect. Half tiled walls in a white marble effect finish, wall mounted low level WC. Push button flush. Wall mounted wash hand basin with vanity unit with monobloc mixer tap above. Heated towel rail, attractive tiled flooring in light grey.

## GARAGE

5.25m x 5.64m

Smooth plastered ceiling, numerous LED downlights. Garage is completely painted and dry lined with numerous power points including electric wall mounted programmable radiator, currently used as a multi-gym and additional overflow storage from the main property. Two sets of frosted UPVC double glazed windows to side and rear aspects. Two sectional Hormann foldaway up and over doors which are operated by remote control, painted flooring.

## **FIRST FLOOR LANDING**

1.81m x 1.89m

Coved and smooth finished ceiling, numerous LED downlights, access to loft with pull-down ladder, smoke detector, UPVC double glazed window flooring with landing and staircase with natural light. Additional light over staircase, radiator with independent thermostat, door provides access to walk-in linen cupboard with slatted shelving and High Pressure water system, LED downlight and power point, door leads to:

## **BEDROOM ONE**

4.29m x 3.64m

Coved and smooth finished ceiling, four LED downlights. Dual aspect room with double glazed windows facing rear and side aspect. Radiator with independent thermostat. Numerous power points. Eye level TV point and power point for wall mounted TV. Built-in double opening wardrobe with hanging rail within plus additional triple opening wardrobe with hanging space within. Third door to this wardrobe provides access to:

## **EN-SUITE SHOWER ROOM**

1.80m x 2.03m

Smooth finished ceiling with LED downlights, UPVC double glazed window facing side aspect, quality fitted shower room with fully tiled walls and flooring with feature tiled wall adjoining shower area. Flush tiled floor into shower cubicle with glazed shower screen, overhead rainwater shower with remote Mira digital display to one side. Dark chrome heated radiator, wall mounted low level WC manufactured by RAK Ceramics with push button flush, wash hand basin with vanity unit beneath with monobloc mixer tap above with heated back-lit mirror above. Sink made by RAK Ceramics and taps by Hans Grohe.

## **BEDROOM TWO**

Coved and smooth finished ceiling, four LED downlights, deep UPVC double glazed window overlooking rear garden aspect, numerous power points, eye level TV point and socket, built-in double opening wardrobe with hanging rail and shelf within.

## **BEDROOM THREE**

3.63m x 2.74m

Coved and smooth finished ceiling, four LED downlights. UPVC double glazed window facing front aspect, radiator with independent thermostat, TV aerial point, power points, built-in double wardrobe.

## **BEDROOM FOUR**

3.03m x 1.96m

Coved and smooth finished ceiling, two LED downlights, UPVC double glazed window overlooking rear garden aspect with radiator beneath with independent thermostat.

## **FAMILY BATHROOM**

3.03m x 1.96m

Smooth finished ceiling, four LED downlights, ceiling extractor. Opaque UPVC double glazed window facing side aspect. Quality white suite comprising panelled enclosed bath with mixer taps with pop-up waste and separate wall mounted thermostatic shower mixer bar with adjustable shower attachment and rainwater shower above. Glazed foldaway shower screen, wall mounted wash hand basin, Duravit wash hand basin with pop-up waste with monobloc Hans Grohe mixer tap with vanity unit beneath. Wall mounted RAK Ceramics low level WC with push button flush panel above. Wall mounted back-lit circular mirror. Heated white towel rail, tiled floor in plank style finish providing a contrast to the main tiled walls.

## **OUTSIDE-FRONT & SIDE**

Attractive triple width block paved drive provides off road parking and leads to the double garage with twin up and over Hormann doors as previously mentioned. Outside sensor lighting, footpath providing access to side gate with additional paving to one side of the garage wide enough for a trailer and then swings round and provides access to the rear of the garage where a further panelled gate is located and access to gas and electric meter boxes can be found. Via the gate newly laid flagstone paving provides access to Utility Room door which then leads to patio.

## **REAR GARDEN**

The garden is laid to recently re-turfed level lawn, enclosed by close boarded fencing or brick garden walling. Wood bark area adjoins the rear boundary where Scotts Pine trees located also ornamental shrubs and bushes. Well maintained Conifer hedging to one side, outside water tap, external wall light. The property benefits from newly fitted soffits and fascias also gutters throughout the property.

## **VIEWING ARRANGEMENTS**

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 and proceed until reaching junction with A337 turning right then second left into Becton Lane then third right into Penny Hedge.

## **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## **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.

## **Services**

This property has the following services:

## **Tenure**

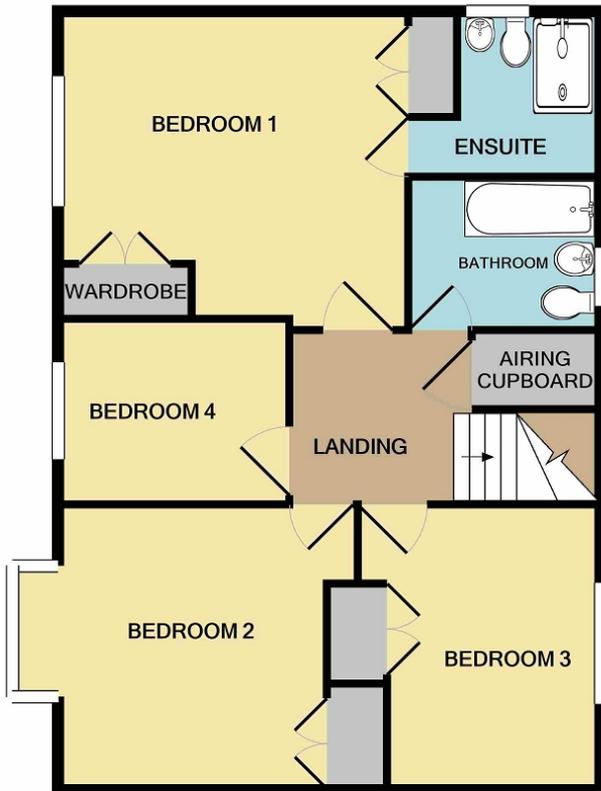
The resale tenure for this property is Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 1113 SQ.FT.  
(103.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1814 SQ.FT. (168.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 702 SQ.FT.  
(65.2 SQ.M.)

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 70                         | 70  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>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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