



*10, Dilly Lane, Barton on Sea, New Milton, BH25*

*£850,000*

**Mitchells**

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*Oakapple House*  
*10 Dilly Lane*  
*Barton on Sea*  
*New Milton*  
*Hampshire*  
*BH25 7DQ*

A handsome and characterful four bedroom detached family home, situated in a fantastic position on one of Barton on Sea's most sought after lanes. The property is presented in excellent condition throughout, having been sympathetically modernised and refurbished in recent years. Other features include two lovely reception rooms, both with wood burning stoves, a superb kitchen/dining room with a separate utility/cloakroom, an en-suite bathroom to the master bedroom, a useful garden chalet/office, private gardens, and a wonderful tucked away location.

- Entrance Hall
- Sitting Room & Family Room
- Kitchen/Dining Room
- Utility/Cloakroom
- Four Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Garden Chalet/Office
- Private Gardens
- Off Road Parking & Garage



## The Property

Good sized entrance hall with attractive exposed timber flooring, stairs to the first floor, and an understairs storage cupboard.

Lovely sitting room with a feature wood burning stove, a UPVC double glazed bay window, and a private outlook to the front.

Separate family room with a UPVC double-glazed bay window to the rear aspect, attractive timber-effect flooring, and a recessed wood-burning stove with a timber mantle and stone hearth.

Kitchen/dining room where the kitchen area is fitted with an excellent range of wall and base units with soft closing drawers and doors, stone worktops, an inset one and a half bowl sink unit with a mixer tap, wall tiling, and space for a range style cooker and an American style larder fridge. In the dining area there is space for a family dining table, along with exposed timber beams, stone tile effect flooring, and access to the rear garden.

Utility/cloakroom with a WC, a hand basin, tiled flooring, and space and plumbing for a washing machine.

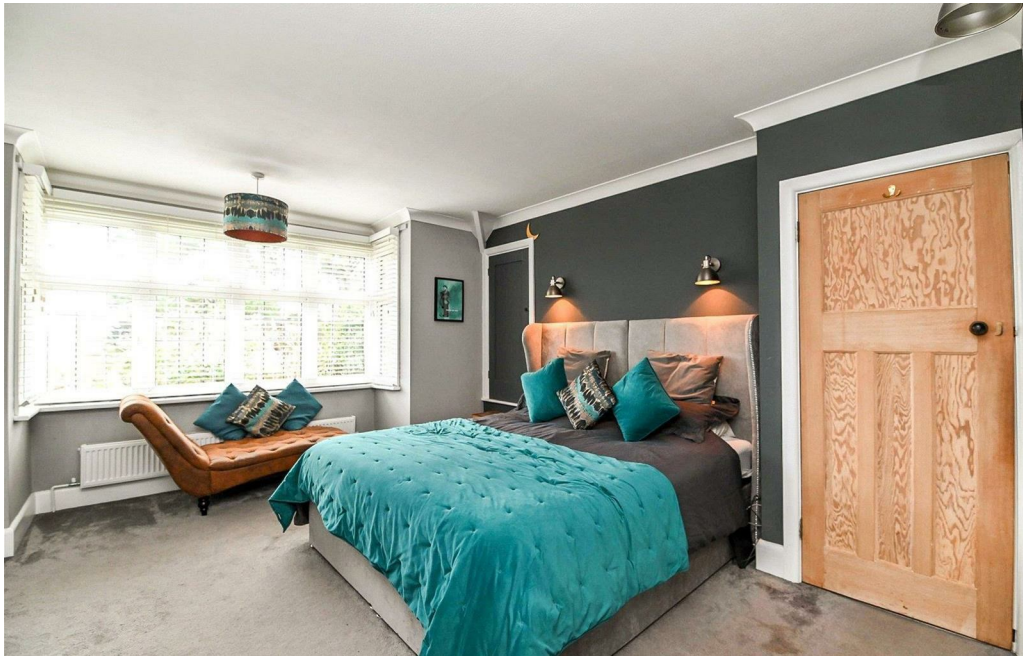
First floor landing with a trap to the roof space, a pull down ladder, and an airing cupboard.

Four good sized bedrooms, three with built-in storage. The master bedroom benefits from a feature UPVC double glazed bay window to the front aspect and a luxury en-suite bathroom comprising a bath with mixer tap and shower attachment, a wash basin, WC, tiled flooring, and recessed ceiling spotlights.

Fully tiled family bathroom comprising a corner bath with mixer tap and shower attachment, a wash basin, a heated towel rail, and attractive tile effect flooring.

Separate WC with a hand basin.





## *Gardens & Grounds*

The front garden features a single driveway providing off road parking and leading to the timber garage with twin doors. The remainder is laid mainly to well kept lawn, bordered by a timber picket fence and hedging separating it from the road.

Adjoining the rear of the property is an area of block paved patio leading to a well maintained lawn with timber sleepers and shingle borders. There is a superb garden chalet with power and lighting, ideal for use as a home office if required.

## *Services*

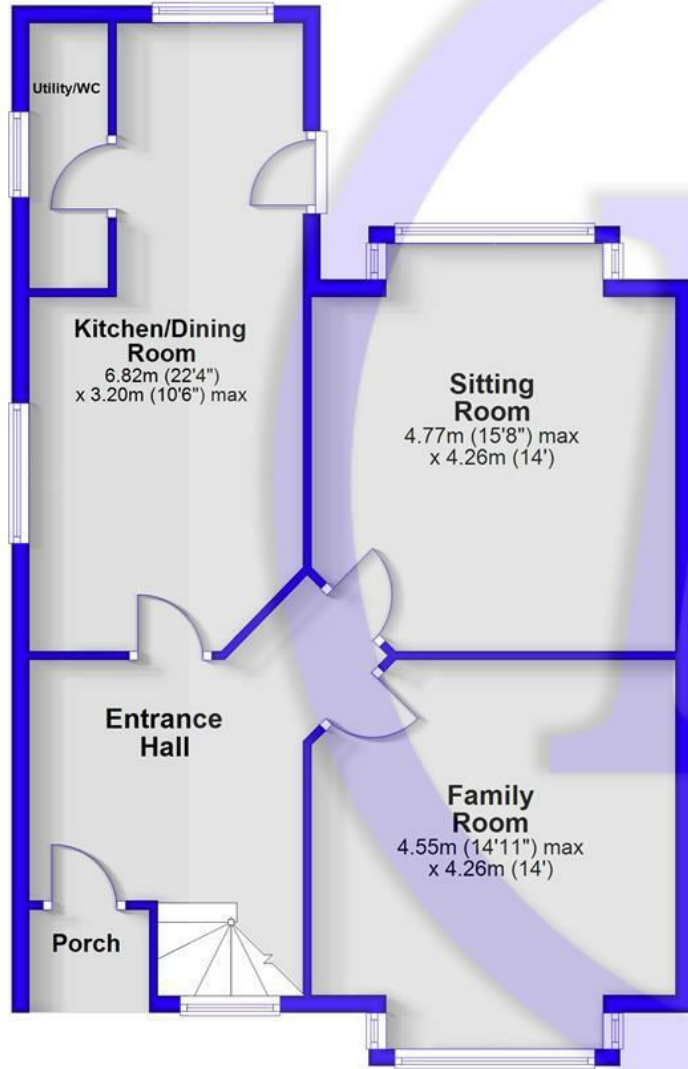
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

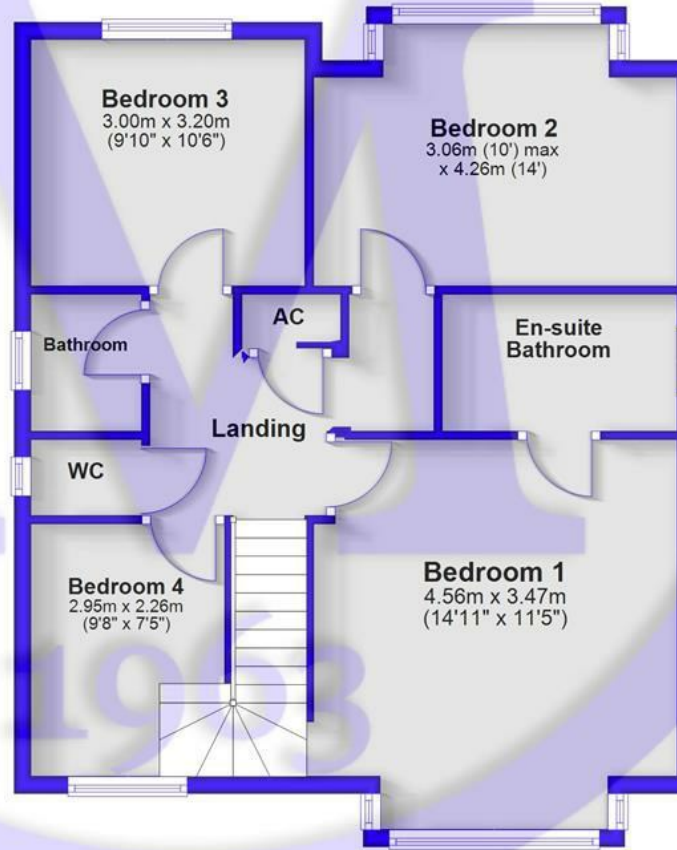
### Ground Floor

Approx. 75.2 sq. metres (809.4 sq. feet)



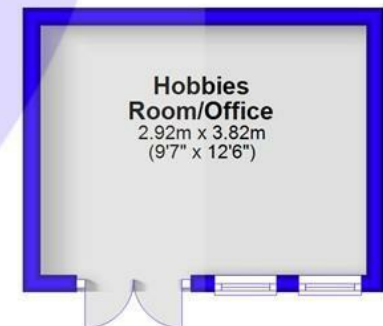
### First Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



### Garden Building

Approx. 11.2 sq. metres (120.2 sq. feet)



Total area: approx. 153.8 sq. metres (1655.8 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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