



*40, Barton Lane, Barton on Sea, New Milton, BH25 7PN*

*£699,950*

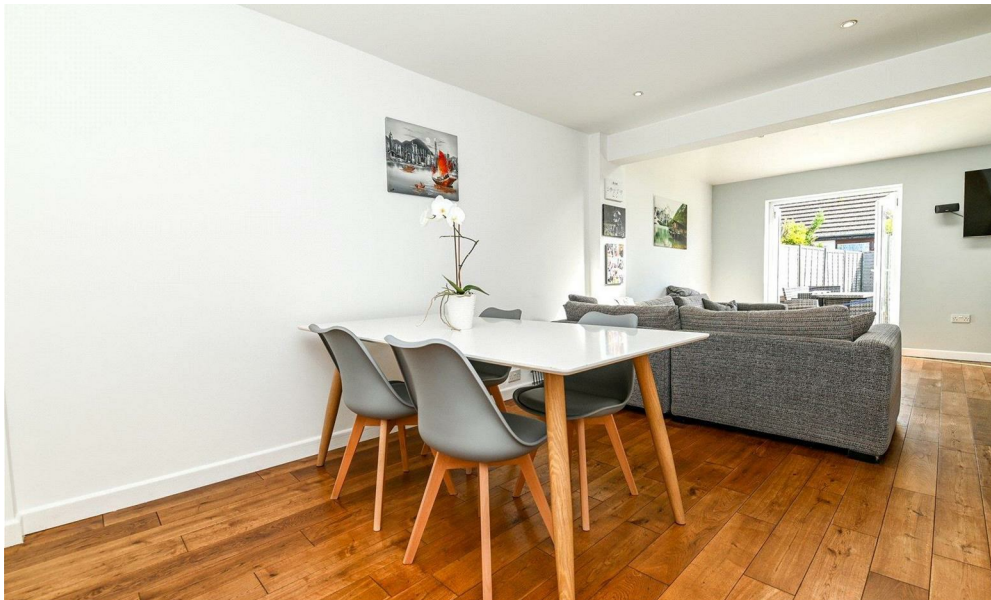
**Mitchells**  
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*40 Barton Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PN*

An impressive four double bedroom detached chalet style bungalow offering deceptive accommodation, situated in a lovely, quiet lane yet only a very short distance from the beautiful Barton on Sea clifftop and beach. The property provides flexible living space, with two double bedrooms and a bathroom on the ground floor. Additional features include a stunning, large open plan kitchen/living room, a spacious double aspect sitting room, an en-suite to the master bedroom, private gardens, and internal viewing is strongly recommended to fully appreciate the size of the property. NO FORWARD CHAIN.

- Entrance Porch & Inner Hall
- Sitting Room
- Kitchen/Living/Dining Room
- Two Ground Floor Double Bedrooms
- Ground Floor Bathroom
- Two First Floor Double Bedrooms
- En-Suite Shower Room
- Garage Added 2020
- Off Road Parking For Six Vehicles
- Private Gardens



## The Property

Good sized entrance porch with a UPVC double glazed front door and timber effect flooring.

Spacious double aspect sitting room featuring a timber fireplace surround with a cast iron fireplace and tiled hearth, offering an outlook to the front.

Stunning large kitchen/living/dining room, with the recently refurbished kitchen area having a good range of white wall and base units, contrasting stone effect worktops, and an inset one and a half bowl sink unit with a mixer tap. There are twin integrated electric ovens, a five burner gas hob with an extractor, two integrated fridges and separate freezers, recessed ceiling spotlights, a ceiling light providing plenty of natural light, attractive timber flooring, ample space for a dining table, and a lovely living area with twin casement doors leading onto the patio and rear garden.

Spacious inner hall with stairs to the first floor.

Two ground floor double bedrooms.

Ground floor bathroom fitted with a white suite comprising a panel bath with an independent shower, a wash basin, a WC, timber effect flooring, a chrome ladder style heated towel rail, and an extractor fan.

Two good sized first floor double bedrooms, both with built-in wardrobes. The master bedroom benefits from an en-suite wet room comprising a level access shower with thermostatic controls, a glass shower screen, a wash basin with storage beneath, a WC, a ladder style heated towel rail, recessed ceiling spotlights, tiled flooring, and an extractor fan.





## *Gardens & Grounds*

The property sits on a good sized, mature plot and is well screened from the lane by mature hedging.

The front garden is laid mainly to shingle, providing ample off road parking for six vehicles, with a paved driveway extending along the side of the property and leading to the detached single garage. The garage was recently constructed and features a pitched roof, power and lighting, and an up and over door.

The rear garden includes a good sized patio area adjoining the rear of the property, bordered by attractive sleeper edging. The remainder of the garden is laid mainly to lawn, all enjoying a high degree of privacy and seclusion.



## *Services*

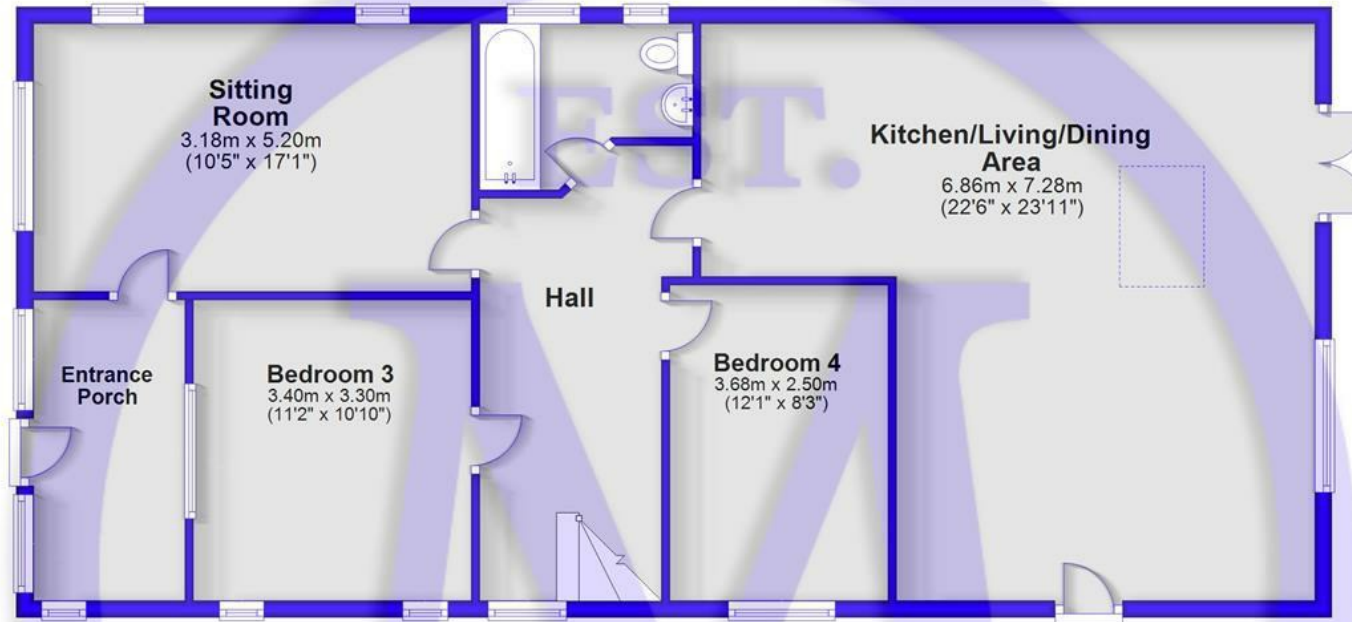
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: C

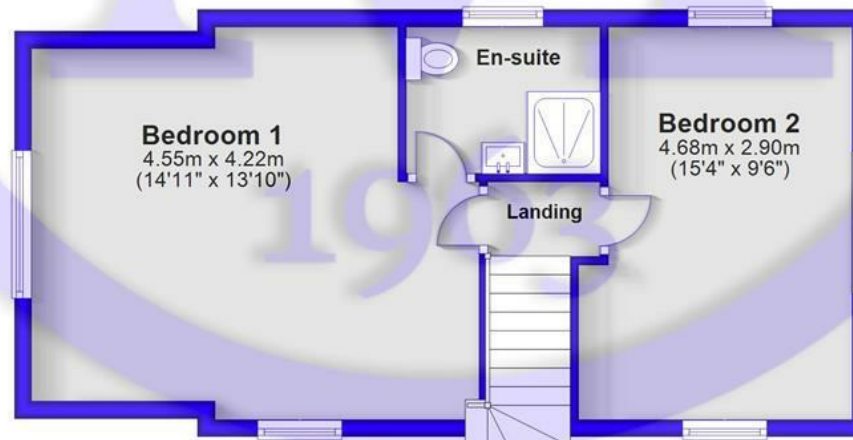
### Ground Floor

Approx. 103.6 sq. metres (1114.9 sq. feet)

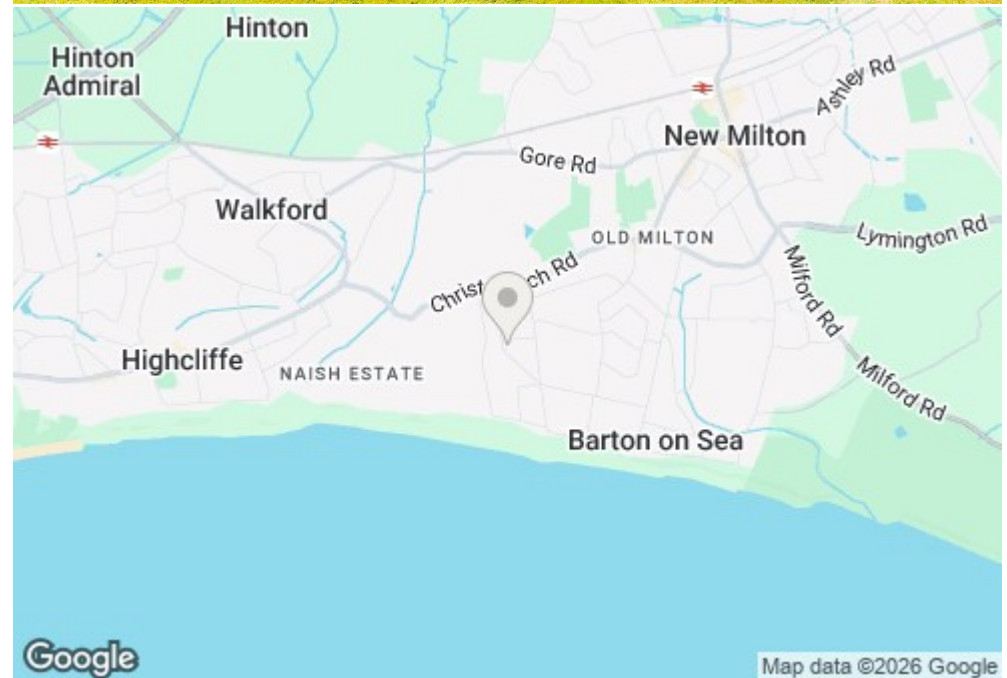


### First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 148.3 sq. metres (1595.8 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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