



16, Chestnut Avenue, Barton on Sea, New Milton,

£1,200,000

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*16 Chestnut Avenue
Barton on Sea
New Milton
Hampshire
BH25 7BH*

A substantial and imposing detached family home set on a fantastic, large plot of approximately 0.42 acres, situated in one of Barton on Sea's finest locations. This landmark property, built around one hundred years ago, offers superbly large room sizes and excellent scope for extension, if required. Other features include a large detached double garage with excellent potential for conversion into annexe type accommodation, an impressive reception hall with beautiful wood panelled walls, a sweeping in and out driveway, and is within walking distance of the stunning Barton on Sea clifftop and beach.

- Reception Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Galleried Landing
- Four Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Detached Double Garage



The Property

Entrance porch with a hardwood front door and twin storage cupboards.

Impressive reception hall with timber flooring, wood panelling, and a stunning timber staircase leading to the galleried landing.

Double aspect sitting room with a feature bay window overlooking the front garden, and a brick fireplace with an open fire, timber mantle, and tiled hearth.

Good sized separate dining room with an attractive brick fireplace, a timber mantle, a tiled hearth, an inset open fire, recessed ceiling spotlights, and a bay window to the front aspect.

Kitchen/breakfast room fitted with a range of cream wall and base units, soft closing drawers and doors, a contrasting dark worktop, and an inset one and a half bowl sink unit with a mixer tap over. Integrated appliances include an electric oven, a touch control electric hob and an extractor. There is tiled flooring, space for a breakfast table and tall fridge/freezer, additional built-in storage cupboards, a double aspect, and a part glazed door leading outside.

Useful separate utility room with a range of wall and base storage units, a timber effect worktop, an inset sink unit with a mixer tap over, space for a washing machine and tumble dryer, a wall mounted Worcester gas fired boiler with an adjoining hot water cylinder, and tiled flooring.

Ground floor cloakroom fitted with a white suite.

Stunning galleried landing with access hatch to the roof space and a large storage cupboard.

Four double bedrooms, two featuring brick fireplaces and bay windows. The master bedroom benefits from a recently installed en-suite shower room fitted with a white suite comprising a corner shower cubicle, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, recessed ceiling spotlights, a double aspect, and an extractor fan.

Fully tiled family bathroom comprising a panel bath, a wash basin, a WC, a bidet, and timber effect flooring.





Gardens & Grounds

The property benefits from a sweeping in and out driveway providing extensive off road parking. The remainder of the front garden is laid mainly to lawn, with mature hedging offering privacy from the road. A timber gate provides side access to a further area of hard standing, suitable for the storage of a caravan or boat, if required, and leads to the detached double garage with twin up and over doors and a workshop area to the rear. This large detached building could easily be converted into annexe type accommodation, subject to any necessary permissions.

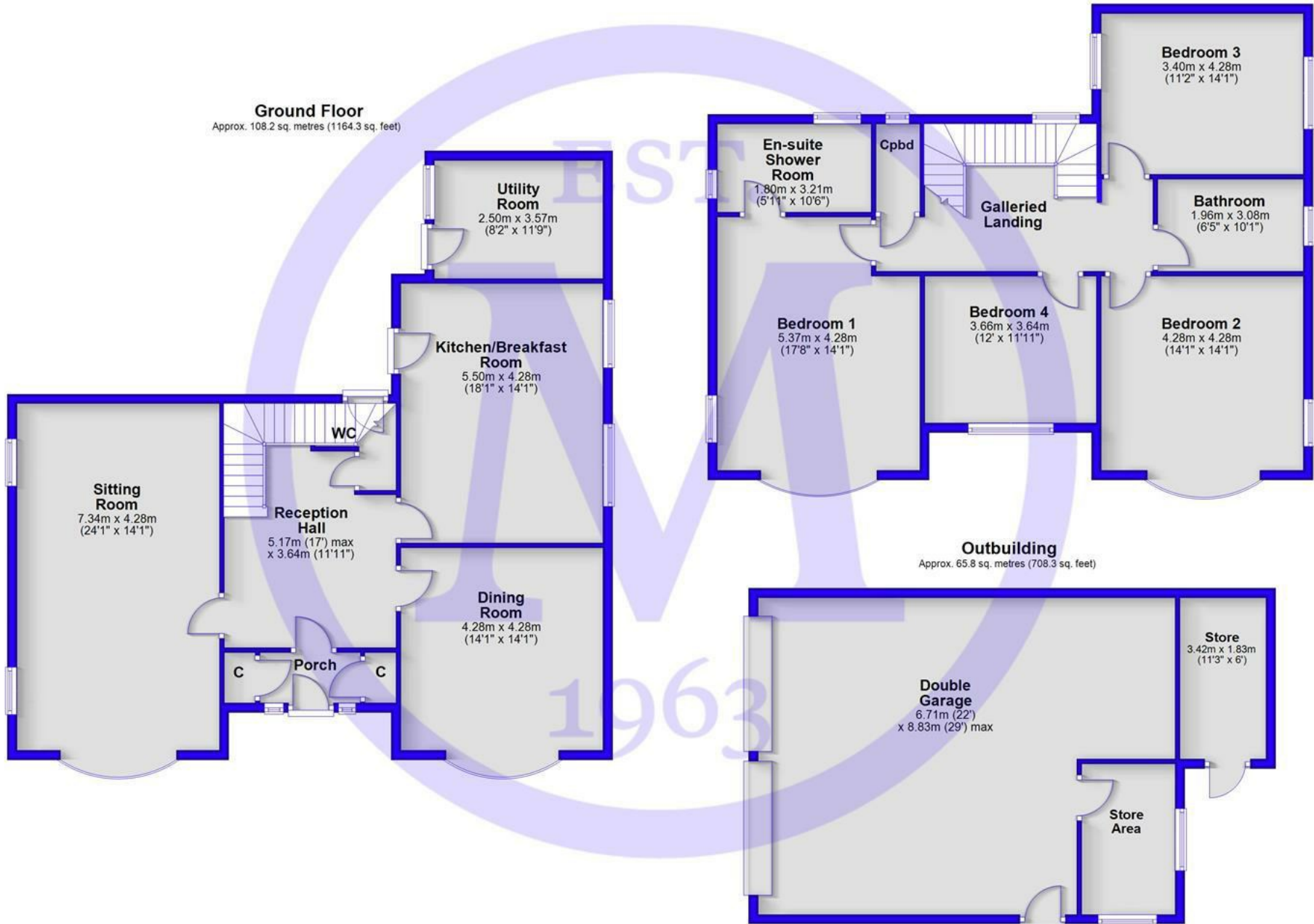
The large rear garden is laid mainly to lawn with raised patio areas, a greenhouse, raised vegetable and herb beds, and an additional store to the rear of the garage, all enjoying a high degree of privacy and seclusion.

Services

Mains gas, electricity, water and drainage
Council Tax Band: G
Energy Performance Certificate (EPC) Rating: E

First Floor
Approx. 98.6 sq. metres (1061.0 sq. feet)

Ground Floor
Approx. 108.2 sq. metres (1164.3 sq. feet)



Total area: approx. 272.5 sq. metres (2933.6 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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