



8, Ellingham Road, Barton On Sea, New Milton,
BH25 3DD

£675,000

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*8 Ellingham Road
Barton On Sea
New Milton
Hampshire
BH25 7RB*

This truly stunning four bedroom detached house is situated just a short walk from the Barton on Sea clifftop, beach, and restaurants. The property has been maintained in outstanding condition throughout and features a high specification kitchen and bathrooms, two lovely reception rooms, a separate utility room, a master bedroom with an en-suite, a double garage, and solar panels.

- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Four First Floor Bedrooms
- First Floor Bathroom
- En-Suite Shower Room
- Dressing Room
- Double Garage & Driveway
- Garden & Solar Panels



The Property

Entrance hall with timber effect flooring, a useful understairs storage cupboard, and stairs leading to the first floor landing.

The sitting room benefits from a bright, sunny double aspect with a feature bay window to the front, a wood burning stove with an oak mantle, a continuation of the timber effect flooring, double casement doors opening onto the patio and rear garden, a central heating thermostat, and an archway leading through to the dining room.

The dining room has a door into the hall, double casement doors opening onto the patio and rear garden, a built-in blind, and a modern vertical radiator.

The kitchen is fitted with modern shaker style wall and base units, a contrasting worktop, a stainless steel one and a half-bowl sink with mixer tap and drainer, a tiled splashback, a breakfast bar, a modern vertical radiator, and a bright double aspect. Built-in appliances include a five burner Bosch induction hob with extractor fan above, an eye level double oven, a microwave, a proving drawer, a tall stand up fridge/freezer, a dishwasher, and a water softener.

The utility room has matching units, a contrasting quartz effect worktop, a stainless steel sink with mixer tap and drainer, central heating controls, a wine cooler, space and plumbing for a washing machine, and a UPVC door leading out to the garage and garden.

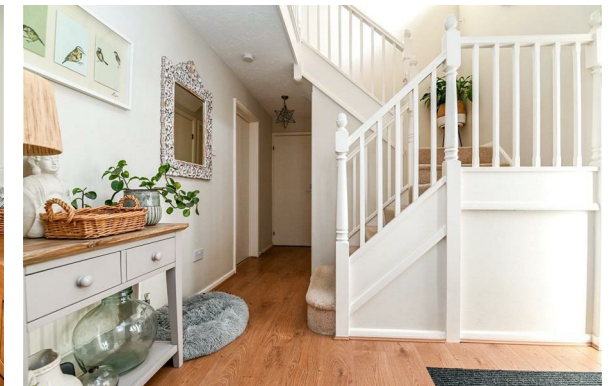
The ground floor cloakroom has been beautifully finished with a white suite comprising a WC, a wash hand basin with mixer tap, part tiled walls, and an extractor fan.

First floor landing with a large UPVC window, a hatch to the loft space with a drop down ladder, and an airing cupboard housing the hot water cylinder and slatted shelves for storage.

Four lovely bedrooms, with bedrooms two and three both benefiting from built-in storage, and bedroom four currently used as a study. The master bedroom is a particular feature of this property, being a generous double room with a dressing area featuring built-in wardrobes, and a luxury en-suite shower room.

The en-suite has tiled flooring, fully tiled walls, and a suite comprising a corner shower cubicle with thermostatic shower attachments and sliding glass shower doors, a WC with hidden cistern, a wash hand basin with storage beneath and mixer tap, and a chrome heated towel rail.

The family bathroom has very recently been refitted with a large walk-in double shower, a glass shower screen, a rain style shower, a wall-hung wash hand basin with mixer tap and storage beneath, a WC with hidden cistern, a large heated towel rail, tiled flooring, and fully tiled walls.





Gardens & Grounds

To the front of the property is a tarmac driveway providing off road parking for two vehicles and access to the double garage, which features an electric roller style door, power, and lighting.

The rear garden is extremely private and secluded, beautifully landscaped with a modern summerhouse and two patio areas, one of which is covered by an attractive pergola. The remainder of the garden is laid to lawn and shingle, with mature and colourful flower beds.

Services

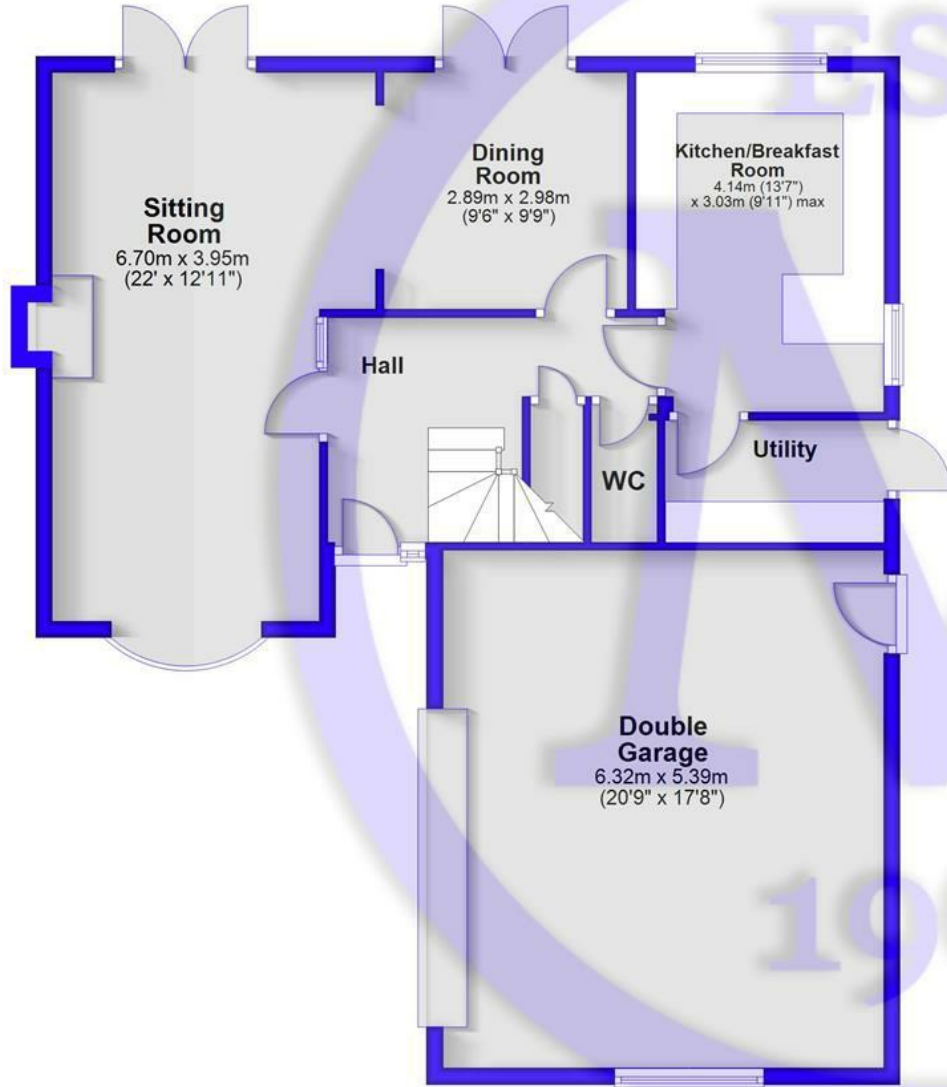
Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating:

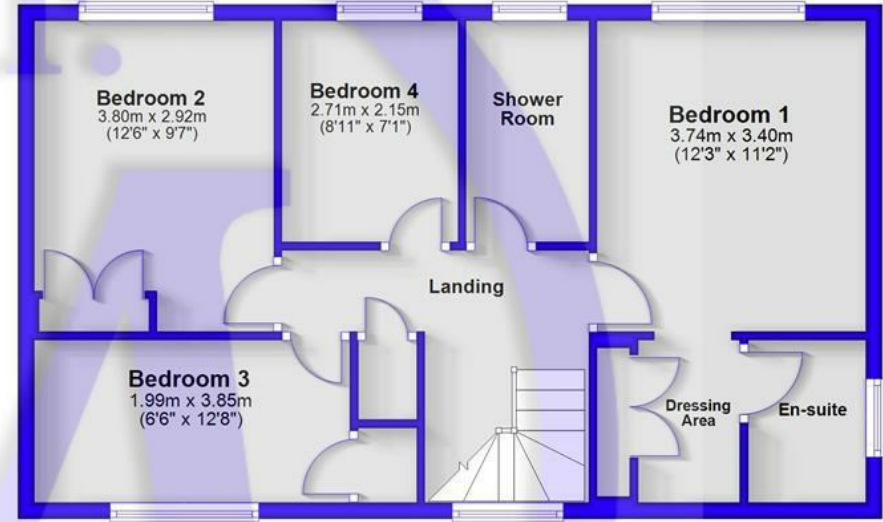
Ground Floor

Approx. 96.3 sq. metres (1036.4 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



Total area: approx. 156.3 sq. metres (1682.5 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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