



*70, Barton Drive, Barton on Sea, New Milton,*

*Asking Price £833,000*

**Mitchells**  
1963 — TODAY



*70 Barton Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7JL*

**\*\*VENDOR SUITED\*\*** A beautifully presented and recently refurbished four bedroom detached house, situated in a quiet residential location within walking distance of New Milton town centre and Barton on Sea clifftop and beach. The property has been extended and modernised in recent years, with work being completed in 2021, and now offers a fantastic kitchen/dining room, a separate sitting room, a snug with doors leading onto the beautifully landscaped rear garden, a separate utility room, a larger than average garage, four double bedrooms, with bedroom one benefiting from its own en-suite shower room, a family bathroom, off road parking, and a private rear garden.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Snug
- Utility Room
- Four Double Bedroom
- Bedroom One With En-Suite Shower Room
- Family Bathroom
- Large Frontage
- Ample Parking



# The Property

Entrance porch with tile effect flooring, UPVC double casement doors, and a modern UPVC front door.

Entrance hall with carpeted flooring, central heating radiator, Nest thermostat heating controls, and stairs to the first floor landing.

Ground floor WC with tile effect flooring, extractor fan, radiator, WC, and wash hand basin with mixer tap over and storage beneath.

The kitchen/dining room is an excellent room, enjoying a fantastic double aspect, wood effect flooring, a generous range of shaker style wall and base units providing ample storage, and a contrasting marble effect worktop. Integrated appliances include a full sized dishwasher, a tall freestanding fridge/freezer, a raised double oven, an eye level microwave, and an induction hob with extractor fan over. The kitchen benefits from a beautiful view over the rear garden and a vaulted ceiling.

Separate utility with a continuation of the wood effect flooring, shaker style wall and base units with matching marble effect worktop, space and plumbing for washing machine and tumble dryer, stainless steel one and a half bowl sink unit with mixer tap and drainer, a useful understairs cupboard, and a door leading to the internal garage which benefits from power, lighting, and an electric door. The utility also houses the wall hung Glow worm gas fired central heating boiler and provides access to the rear garden via a UPVC casement door.

Sitting room with a fantastic view over the front of the property, carpeted flooring, central heating radiator, and double casement doors leading into the snug.

The snug can be accessed via the sitting room or the kitchen and benefits from a fantastic triple aspect, double casement doors opening onto the garden and patio, a vaulted ceiling providing excellent character, and carpeted flooring.

First floor landing with an excellent view over the garden and hatch to the loft space.

Bedroom one is a particular feature of the property, enjoying a vaulted ceiling and a pleasant double aspect, including a large picture window with a fantastic view over the rear garden. A door leads to the en-suite shower room.

En-suite shower room with tile effect flooring, part tiled walls, extractor fan, UPVC double glazed window, and a modern suite comprising WC, wall hung wash hand basin with mixer tap and storage beneath, a large shower cubicle with glass screen, a thermostatically controlled shower, a built-in shelf, handheld attachment, waterfall showerhead, and a ladder style heated towel rail.

Bedrooms two and three are situated at the front of the property and both benefit from built-in wardrobes.

Bedroom four is currently being used as an office, however it would also make a small double bedroom and enjoys an outlook to the front.

Family bathroom with wood effect flooring, part tiled walls, extractor fan, UPVC double glazed window, and a suite comprising wash hand basin with mixer tap and storage beneath, WC, ladder style heated towel rail, and a panel bath with folding glass shower screen, taps, and a wall mounted thermostatically controlled shower attachment.





## *Gardens & Grounds*

To the front of the property is a large shingle driveway with a bloc -paviour border, providing off road parking for three to four vehicles. A low level timber fence offers privacy from the road, alongside an area of lawn and a mature, colourful shrub bed with a timber sleeper surround.

The rear garden has been excellently landscaped, with two areas of patio enjoying sun throughout the day, a generous area of well kept lawn, a mature apple tree, and fantastic, well stocked plant beds with timber sleeper surrounds filled with mature and colourful shrubs. There is timber fencing enclosing the garden, access to the front of the property via the side, and a vegetable patch with raised beds and a greenhouse.

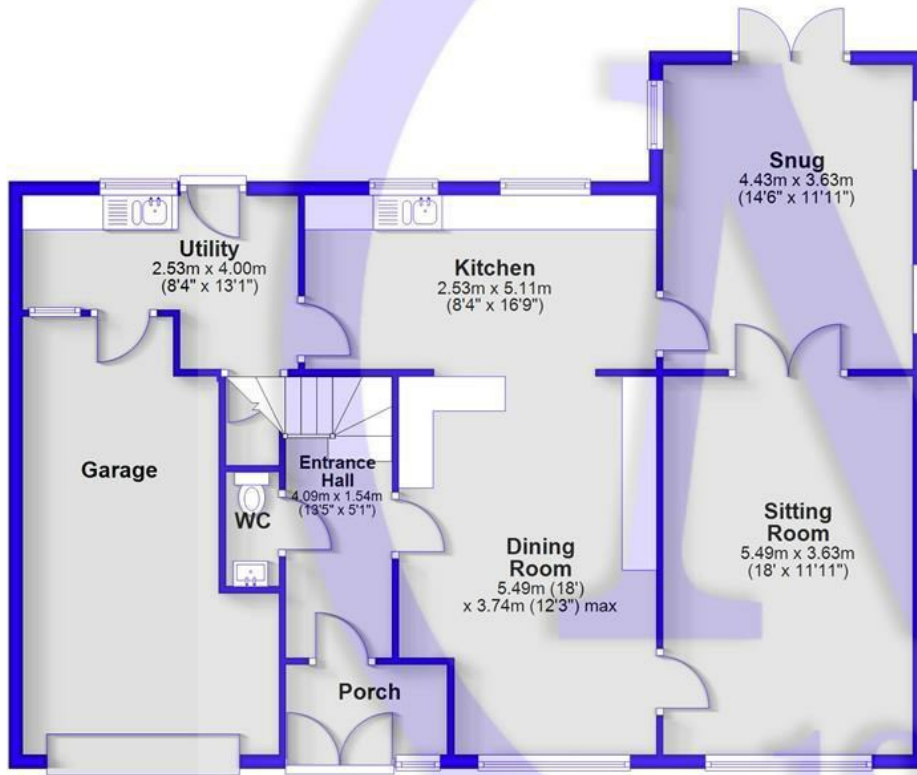
## *Services*

Mains gas, electric, water and sewerage  
Council Tax Band D  
Energy Performance Rating D

EST.

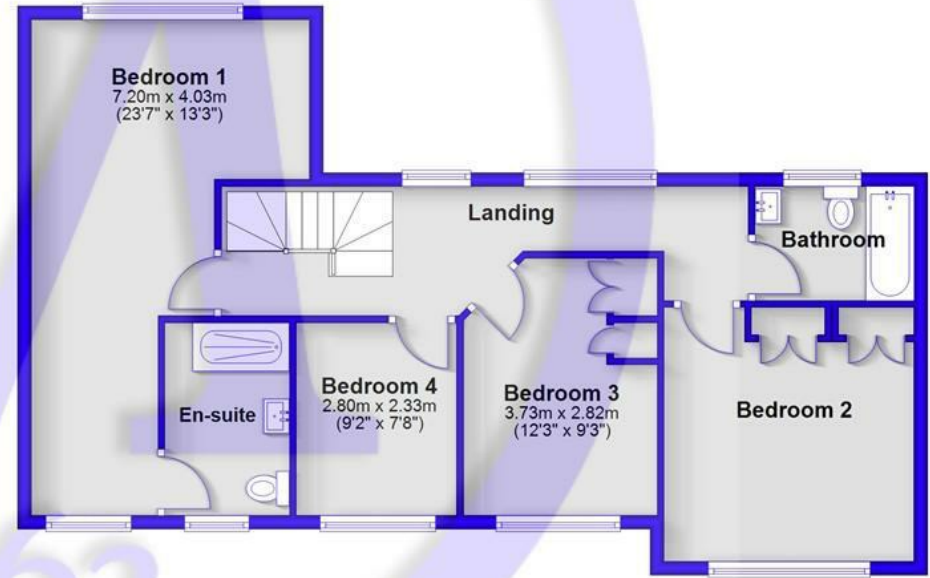
**Ground Floor**

Approx. 112.0 sq. metres (1205.8 sq. feet)



**First Floor**

Approx. 73.4 sq. metres (790.2 sq. feet)



1963

Total area: approx. 185.4 sq. metres (1995.9 sq. feet)



## Situation

From Mitchells, turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road. Upon reaching the traffic lights, proceed straight over into Barton Court Avenue. Take the fifth right into Barton Drive. Upon reaching the T-junction, turn right, where the property will be seen on the left hand side.



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