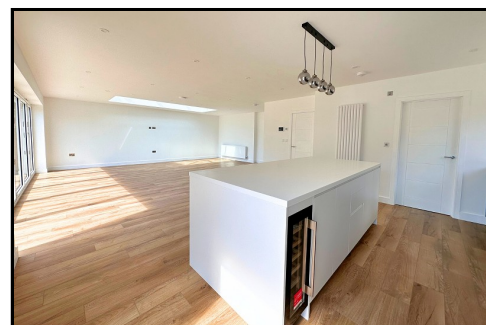
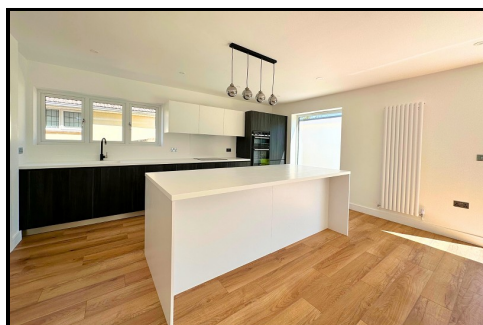




12 Fenleigh Close, Barton on Sea, Hampshire. BH25 7BB

£995,000



Ross Nicholas & Company Limited
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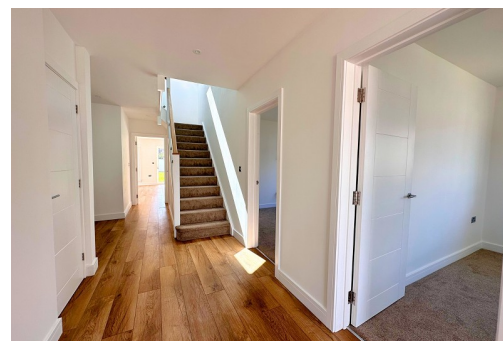




**12 Fenleigh Close, Barton on Sea, Hampshire.
BH25 7BB**

£995,000

A truly magnificent four bedroom detached chalet bungalow, situated between New Milton town centre and Barton Cliff top. Extensively refurbished to exacting standards, including high quality Porcelanosa kitchen, bathrooms and tiling. The property boasts a beautifully landscaped South facing rear garden with extensive outdoor entertaining areas.



ENTRANCE HALL

Accessed via a recessed composite Entrance door with opaque insert and contemporary lighting to either side, spacious entrance hall, numerous inset LED ceiling spotlights, deep cloaks cupboard, engineered Oak flooring, wall mounted panelled radiator, double length under stairs storage cupboard with media cabinet. Doors to all principal ground floor rooms and Oak and Glass framed stairwell to the first floor.

SNUG (11' 11" x 11' 8" Max) or (3.64m x 3.55m Max)

A versatile room with UPVC double glazed box bay window to the side, inset LED ceiling spotlights, provision for wall mounted television with high level TV point and power point adjacent with further available to low level if preferred, further power points, wall mounted panelled radiator, door providing access into:



OPEN PLAN KITCHEN/ LIVING/DINING ROOM (23' 5" x 34' 3") or (7.14m x 10.44m)

Narrowing in part to 5.32m in the Kitchen area. Enjoying a South facing aspect with bi-fold doors providing both views and access onto rear garden. Additional aspect to side elevation. The room is divided into three areas with Living, Dining and Kitchen and all laid to engineered Oak flooring. The Kitchen has been professionally designed and installed by Porcelanosa to an extremely high standard comprising a range of wood grain effect fronted units with a contrasting matt finished set opposite all sat under extensive areas of Corian style work surface. Low hung lighting is positioned over the Breakfast bar area with space for four persons. Integrated appliances are provided by Siemens and include a four ring Induction hob, eye level double oven, fridge/freezer and dishwasher. A wine cooler has also been installed in the Island unit. Inset sink unit with swan neck mixer tap over. Numerous inset LED ceiling spotlights and power points and contemporary vertical wall hung radiators. The remaining areas of the room are sat under a large roof lantern fitted with reflective self-cleaning glass and flooding the room with natural light whilst a view is provided over the landscaped rear garden via large bi-folding doors. To the side of the Kitchen area a door then leads into the:



UTILITY ROOM

Door providing access onto side elevation and fitted with a range of matching kitchen units and inset stainless steel sink unit, cupboard housing the Glow Worm gas fired boiler and an additional cupboard housing the Hot water cylinder. Space and plumbing adjacent for washing machine.



CLOAKROOM

Fitted by Porcelanosa entirely with a contemporary suite comprising hidden cistern style low level flush WC and wall hung wash hand basin. Tiling and flooring also done by Porcelanosa. UPVC opaque double glazed window to side.

BEDROOM 1 (15' 3" Max x 12' 0") or (4.66m Max x 3.65m)

A good sized Ground Floor double bedroom, large UPVC double glazed box bay window to front, provision for wall hung television if desired, double power points, wall mounted panelled radiator, door to:



EN-SUITE SHOWER ROOM

Fitted by Porcelanosa with a walk-in double width shower cubicle with rainforest shower head, wall hung wash hand basin and hidden cistern style low level flush WC. Wall mounted LED backlit mirror, inset Ceiling spotlights. UPVC opaque double glazed window facing side elevation.

BEDROOM 4 (11' 11" x 10' 4") or (3.64m x 3.14m)

Dual aspect with UPVC double glazed windows to the front and side aspects, wall mounted panelled radiator, ceiling light point, double power points.



FIRST FLOOR LANDING

Large double storage cupboard., Velux style window over stairwell flooding the landing area with natural light, inset LED ceiling spotlights. Doors to all principal first floor rooms.

MASTER BEDROOM (17' 11" x 12' 7") or (5.47m x 3.84m)

A superbly designed and configured principal bedroom with a stunning full height apex window providing a wonderful outlook over the rear garden. Wall mounted panelled radiator, double power points, ceiling spotlights, door to:

BEDROOM 2 (17' 3" x 13' 2") or (5.27m x 4.02m)

A brilliant second bedroom of generous proportions with two Velux style double glazed rooflights, wall mounted panelled radiator, ceiling light point, power points, television point.

EN SUITE SHOWER ROOM

Designed and fitted by Porcelanosa with a walk-in shower cubicle with rainforest shower head, his and hers wall hung sink units with vanity unit beneath and hidden cistern style low level flush WC. Wall mounted LED backlit mirror, inset LED ceiling spotlights, wall mounted chrome ladder style towel radiator, UPVC opaque double glazed window to side.



BATHROOM

Designed by Porcelanosa with a double ended tile enclosed bath with central tap system and pre-entry controls. Wall hung wash hand basin, hidden cistern style low level flush WC, chrome ladder style towel radiator, inset LED ceiling spotlights, wall mounted LED backlit mirror.

OUTSIDE

Garden room designed for entertainment or office with both single door and feature bi-fold doors providing access onto garden. Additional aspect to rear elevation. Immediately abutting the rear of the main residence and the Garden Room is an extensive area of paved patio with the remaining garden then laid to lawn and enjoying a private and sunny South facing aspect. To the side of the property access is then gained to:



THE APPROACH

Laid to Cotswold chippings providing off road parking for numerous vehicles and bordered by a rendered dwarf wall to the front entrance.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.



DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and proceed until reaching A337 road at the mini-roundabout. Turn right and then second left into Becton Lane and Fenleigh Close is the second turning left.

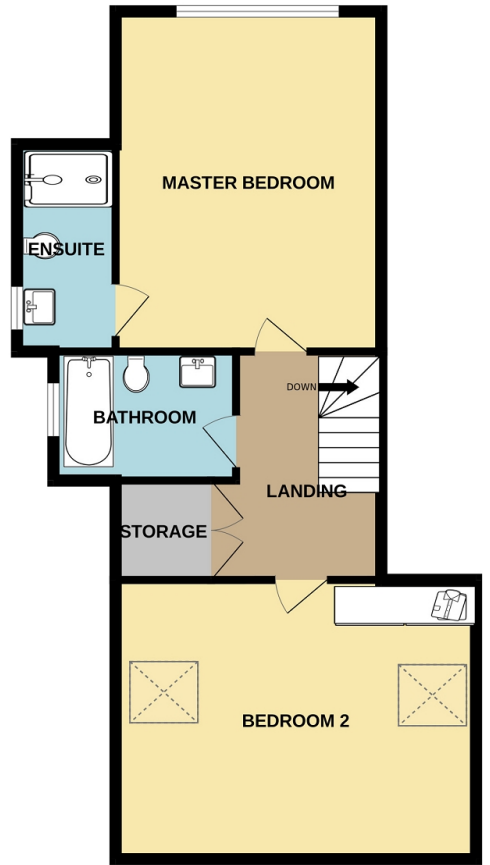
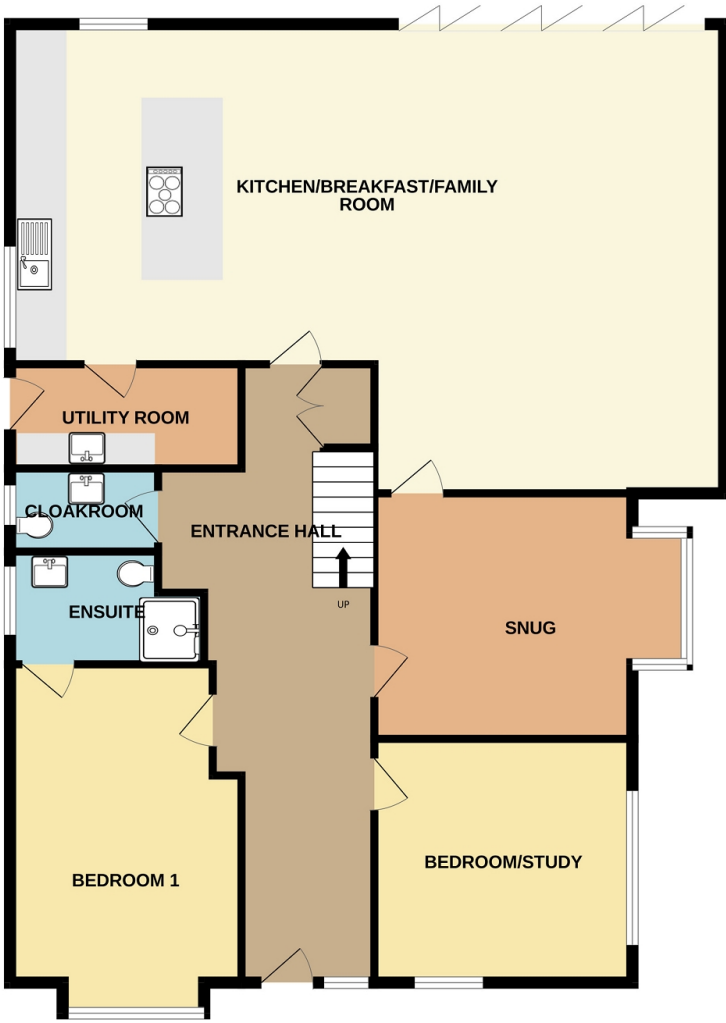
WEBSITE

www.rossnicholas.co.uk

PEASE NOTE


All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



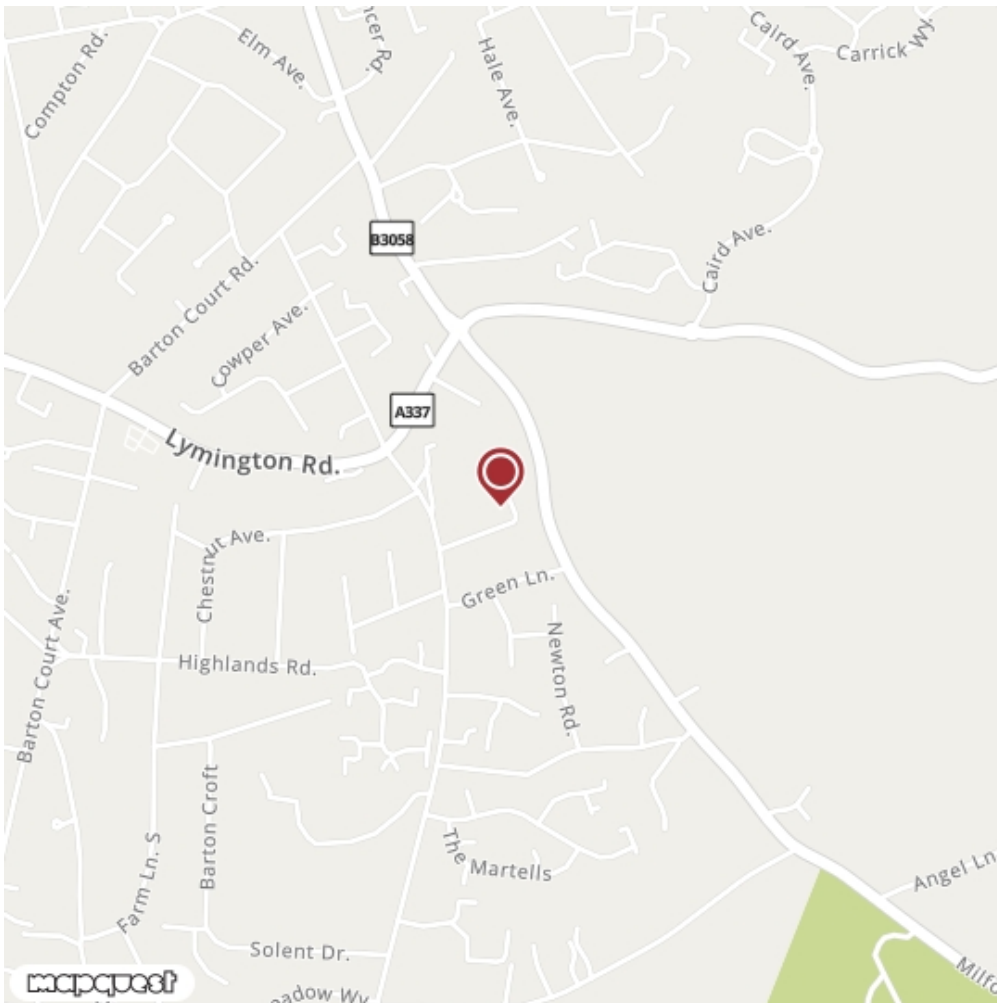


ROSS NICHOLAS NEW MILTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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