



16 Barton Green, Barton On Sea, New Milton, Hampshire, BH25 7LZ.

Guide Price £945,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton, Hampshire,
BH25 6DQ.
01425 625 500





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A superb detached three bedroom property with stunning views over Barton Golf Course, The Isle of Wight and The Needles. The property benefits from a Sitting Room, Dining Room, Study and Conservatory. Double Garage.



ENTRANCE PORCH

Outside light illuminates the front door entrance with matching double glazed side screens in turn leading to Entrance Porch. Coved and textured ceiling, ceiling light point, wood veneer doors throughout the property, radiator with independent thermostat, fire door to double garage, double opening doors provide access to coats storage cupboard, alarm system and multi-glazed door with matching side screen provides access to:

ENTRANCE HALL (6' 5" X 8' 7") OR (1.96M X 2.62M)

Ceiling light point, smoke detector, radiator with independent thermostat, power points, half turn staircase to first floor landing with feature floor to ceiling height window, door provides access to:

DINING ROOM (15' 6" X 11' 7") OR (4.72M X 3.52M)

Ceiling light point, double glazed window facing side aspect (East) double panel radiator with independent thermostat, opening through to kitchen, feature chimney breast providing access to either side to:

SITTING ROOM (15' 3" X 15' 6") OR (4.65M X 4.72M)

Vaulted beam ceiling, feature corner window from floor to ceiling height providing a fantastic South/Westerly aspect overlooking the rear garden, Barton Golf course with a superb backdrop of the Isle of Wight and The Needles. Feature fireplace with raised living flame gas fire, two double panelled radiators both with independent thermostats, power points, three wall light points, TV aerial connection point.

KITCHEN BREAKFAST ROOM (17' 7" X 11' 5") OR (5.36M X 3.49M)

Numerous ceiling downlights, light wood effect kitchen units providing a comprehensive range of eye level and floor mounted storage space with laminated work surfaces with one and a half bowl sink unit with single drainer and swan necked mixer tap. Four ring Halogen hob with concealed extractor above, eye level Creda double oven and grill with storage cupboards above and beneath, integrated Bosch dishwasher, integrated under counter fridge, tiled splash backs, power points, Honeywell central heating programmer, tiled flooring, double glazed door provides access to side garden, telephone point and room continues to provide access to main breakfast area with double panelled radiator, space for upright fridge/freezer, matching wall mounted unit and base unit with work top above, sliding patio doors provide access to Conservatory, power points and door leads to:

UTILITY ROOM (7' 1" X 4' 3") OR (2.15M X 1.30M)

Double glazed window facing side aspect, range of eye level and floor mounted storage units with laminated roll top work surface with stainless steel sink with single drainer and swan necked mixer tap, space and plumbing for automatic washing machine and tumble dryer. Continuation of tiled flooring from kitchen. Access to fuse box, power points.

CONSERVATORY (8' 9" X 9' 5") OR (2.66M X 2.88M)

Once again benefiting from a stunning view over the garden with backdrop of the Isle of Wight and The Needles. Pitched Polycarbonate roof with fitted blinds to main windows, numerous window openers and double opening doors provide access to patio and garden. Tiled flooring, power points.

STUDY (11' 4" X 7' 9") OR (3.46M X 2.37M)

Coved and textured ceiling, ceiling light point, double glazed window facing front driveway and garden aspect. Power points, telephone point.

CLOAK ROOM (5' 5" X 3' 7") OR (1.65M X 1.10M)

Ceiling light point, opaque double glazed window facing side aspect, tiling to half height, low level WC, tiled flooring, wash hand basin with monobloc mixer tap with vanity unit beneath, mirror and strip light above.

LANDING (18' 10" X 6' 10") OR (5.74M X 2.08M)

Access to loft via roof hatch. Smoke detector, ceiling light point, continuation of feature window from ground floor, radiator with independent thermostat, power points, double opening doors provide access to airing cupboard, deep in size with slatted shelving, access to Megaflow hot water cylinder.

BEDROOM 1 (12' 8" X 13' 8") OR (3.86M X 4.16M)

Once again benefiting from a stunning corner window with crystal clear views overlooking the Golf Course, sea and Isle of Wight with a fantastic view of The Needles. Radiator with independent thermostat, range of fitted bedroom furniture with his and hers bedside units with light point above. Range of fitted wardrobes to one wall with dressing table and knee hole, two storage drawers and concealed lighting above. TV aerial point, two additional wall light points and door leads to:

EN-SUITE SHOWER ROOM (7' 5" X 6' 9") OR (2.26M X 2.06M)

Updated in recent years with modern white suite comprising larger than average shower cubicle with sliding glazed doors providing access to shower mixer and adjustable shower attachment. Wash hand basin with monobloc mixer tap. Pop-up waste with vanity unit beneath and to two sides, illuminated mirror above, low level WC with concealed cistern with push button flush with display surface above and display shelving to one side. Tiled flooring, fully tiled walls, smooth finished ceiling with LED ceiling light and extractor. Heated towel rail.

BEDROOM 2 (12' 8" X 9' 5") OR (3.86M X 2.87M)

Double glazed window once again with stunning views of the Golf Course and Isle of Wight. Radiator beneath. Two wall light points, power points, two sets of double opening wardrobes.

BEDROOM 3 (12' 8" X 10' 2") OR (3.86M X 3.10M)

Double glazed windows facing two sides once again benefiting from stunning views with radiator beneath with independent thermostat. Built-in two sets of double opening wardrobes.

BATHROOM (6' 10" X 6' 10") OR (2.08M X 2.08M)

Ceiling light, ceiling extractor, two sets of double glazed windows facing front and side. Panelled enclosed bath with twin hand grips, mixer taps with separate shower mixer above for adjustable shower attachment. Glazed shower screen to one side, low level WC with wash hand basin to one side with vanity unit beneath, wash hand basin benefits from pop-up waste and mixer tap with wall mounted mirror and concealed lighting above, shaver socket to one side. Towel rail with independent thermostat.



OUTSIDE

Extensive block paved Herringbone style driveway provides off road parking for approximately five vehicles and leads to the attached double garage.

DOUBLE GARAGE

Accessed via twin electronically operated garage doors, the garage benefits from light and power and houses the Worcester gas fired central heating boiler. Opaque glazed window faces side aspect and glazed window faces side aspect and door provides access to Golf Club room which has double glazed window, light and power.

REAR GARDEN

Shaped patio adjoins the property with the remainder of the garden being laid to shaped lawn which is separated into sections with gravel planted borders with low level fencing to maximise the stunning view of the Golf Course, Sea and Isle of Wight. In the Agents view probably one of the best aspects along the South Coast. Outside water tap, outside security floodlight, water feature and gate provides return access to the front garden where outside storage cupboard is located. Outside meter boxes, outside light.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

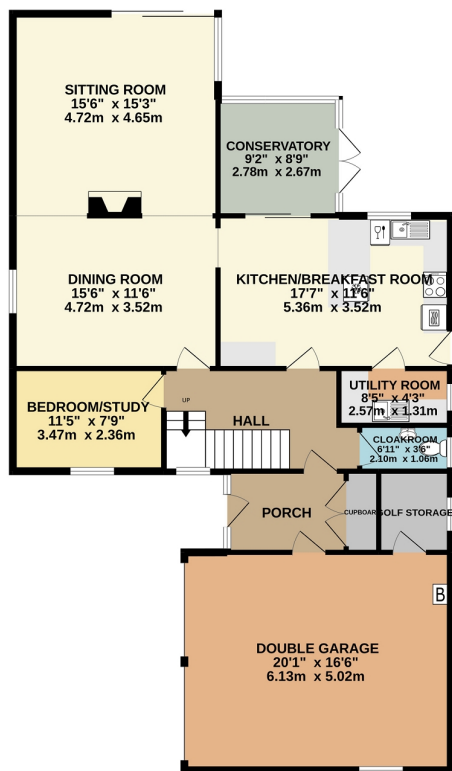
DIRECTIONAL NOTE

From our Office in Old Milton Road turn right into Station Road and continue until reaching the mini-roundabout at junction with A337 turn right and take the second turning left into Becton Lane, continue until almost at the Cliff top and turn left into Barton Green.

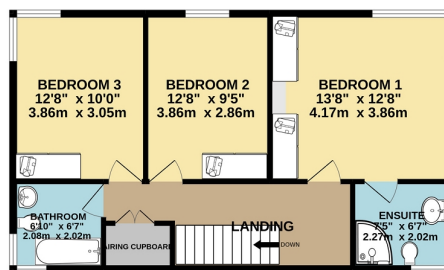
PLEASE NOTE

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.

GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 2021 sq.ft. (187.7 sq.m.) approx.

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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