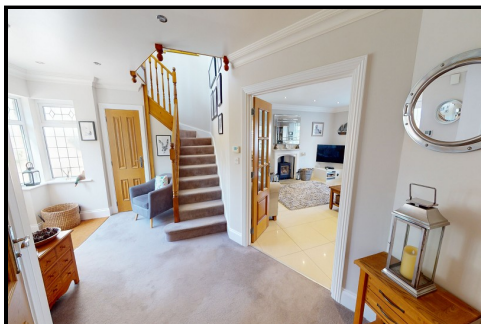




Autumn House, 11 Chaucombe Place, Barton on Sea, Hampshire. BH25 7LY

Guide Price £895,000



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





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A stunning four bedroom detached house set over three floors and offering superb spacious and versatile accommodation throughout. Located within easy reach of Barton on Sea cliff top and New Milton Town Centre. Features of the property include Two Garages and South facing rear garden and Bose sound system throughout house and garage.



ENTRANCE HALL

Accessed via Composite front door with matching side windows. Staircase to first floor landing, under stairs storage cupboards, smooth finished ceiling, recessed lighting. Cloaks cupboard with smooth finished ceiling, ceiling light, shelving and heated Airflow.

CLOAKROOM

Wall hung wash hand basin with monobloc mixer tap and tiled splash back, low level WC with concealed cistern and storage cupboards surrounding. Smooth finished ceiling, ceiling light and extractor fan.

SITTING ROOM (18' 9" Max x 14' 0") or (5.72m Max x 4.27m)

Smooth finished ceiling, recessed lighting, UPVC double glazed bay window to rear elevation, additional obscure double glazed window to side, tiled flooring, power points, recessed "Stove Buddy" wood burner with stone surround and hearth.



KITCHEN/BREAKFAST ROOM (17' 9" x 13' 7") or (5.41m x 4.14m)

Aspect to the side elevation through UPVC double glazed bay window with additional UPVC double glazed French doors providing access onto garden. Smooth finished ceiling, recessed lighting, one and a half bowl Franke sink with monobloc mixer tap with kettle tap set into a Quartz work surface extending along two walls with range of base drawers and cupboards beneath. Wall mounted dishwasher, Stoves Range with five ring induction hob with three electric ovens beneath. Integrated fridge and freezer unit with additional storage above and beneath. Eye level storage cupboards. Integrated ironing board. Quartz breakfast area with additional storage and two additional ceiling lights over. TV aerial point, recess for table with ceiling light, tiled flooring with under floor heating. Openway to:



GARDEN ROOM (12' 9" x 9' 10") or (3.89m x 3.0m)

Solid roof and double glazed skylights. UPVC double glazed windows providing panoramic view over landscaped garden. UPVC double glazed doors providing access out to garden, tiled flooring with under floor heating. Display shelving with storage cupboard, smooth finished ceiling, recessed lighting, ceiling light.



UTILITY ROOM

Smooth finished ceiling, ceiling light, UPVC double glazed window to front, circular stainless steel sink unit with monobloc mixer tap and filter water tap set into a work surface extending along two walls with recesses for washing machine and tumble dryer. Programmer and time clock for central heating, fitted water softener, part tiled wall surrounds, heated towel rail, laundry cupboard housing laundry chute and shelf Door providing access to garage.

FIRST FLOOR LANDING

Aspect to the front elevation through feature UPVC bay window with seat providing views onto the front elevation. Smooth finished ceiling, recessed lighting, ceiling light, power points, thermostatic control for central heating, laundry chute to Utility Room. Double airing cupboard with large high pressure Megaflow cylinder and slatted shelving.



BEDROOM 1 (14' 10" x 14' 0") or (4.52m x 4.27m)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, panelled radiator, power points, two double recessed wardrobes with mirror fronted doors with hanging rails and shelving and automatic light.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting, recessed shower cubicle with folding glazed shower screen and Mira shower unit, heated towel rail, tiled wall surrounds, tiled flooring, low level WC with concealed cistern and wash hand basin to side with monobloc mixer tap, storage cupboards surrounding, wall mounted mirror fronted medicine cabinet, extractor fan, shaver point and under floor heating.

BEDROOM 2 (16' 11" Max x 9' 4") or (5.16m Max x 2.84m)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting. Power points, central double wardrobe unit with mirrored fronts, hanging rails and drawer units located either side.



BEDROOM 3 (10' 1" x 9' 4") or (3.07m x 2.84m)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points, recessed double wardrobe with hanging rails.

BATH/SHOWER ROOM

Obscure UPVC double glazed window to front. Smooth finished ceiling, recessed lighting, recessed shower cubicle with curved wall, glazed shower screen and fitted Mira shower, heated towel rail, panelled tiled bath unit with monobloc mixer tap with shower attachment, part tiled walls, low level WC with concealed cistern and wash hand basin to side with monobloc mixer tap and storage cupboards and niches surrounding. Feature wood effect display to top, double opening mirror fronted medicine cabinet, smoke detector, extractor fan.

STUDY (8' 11" x 9' 4") or (2.72m x 2.84m)

Aspect to the rear elevation through UPVC double glazed window to vaulted ceiling, panelled radiator, power points and staircase to second floor.

CINEMA ROOM (24' 0" x 9' 11") or (7.32m x 3.02m)

Cinema Room with double glazed Velux window with shutter to rear elevation and additional circular obscure UPVC double glazed window to side. Panelled radiator, power points, wall connections for TV and recessed storage for home entertainment. Door providing access to large Eaves storage area with panelled walls, recessed lighting.



BEDROOM 4 (10' 2" x 9' 9") or (3.09m x 2.97m)

Double glazed window with shutter to rear elevation. Smooth finished ceiling, recessed lighting, panelled radiator, eaves storage cupboards, power points.

OUTSIDE

A gravel driveway provides access to double opening five bar gates with private brick paved drive providing off road parking for approximately four to five cars subject to size. Additional parking bay located behind five bar gate.

GARAGE (25' 0" x 9' 6") or (7.62m x 2.90m)

Attached to the property with remote controlled up and over door, power and light. Inspection pit, wall mounted Vaillant gas fired boiler. Workshop to rear, range of base drawers and cupboards and work top over. Eye level storage cupboard, circular double glazed obscure window and double glazed double opening French doors to rear garden. Panelled radiator, sink unit with hot and cold taps.



ADDITIONAL GARAGE (19' 6" x 9' 2") or (5.94m x 2.79m)

Up and Over door, power, light and covered area to side. Boarded and carpeted loft with light and ladder for additional storage.

REAR GARDEN

Landscaped to provide total seclusion with a paved patio area extending along the rear of the property and a selection of raised well stocked shrubs and flower beds behind brick walling. The garden is enclosed behind brick walling and there is an additional area which has been laid to artificial lawn for easy maintenance and enjoys a Southerly aspect. Within the garden the garden there is outside power and light and to the rear of the garage there is an attached garden store.



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 proceed down the road until reaching the junction with Old Milton Green. Cross over into Southern Lane and Chaucombe Place is on the left.

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.



Council Tax

The council tax for this property is band E



New Milton, Hampshire, BH25

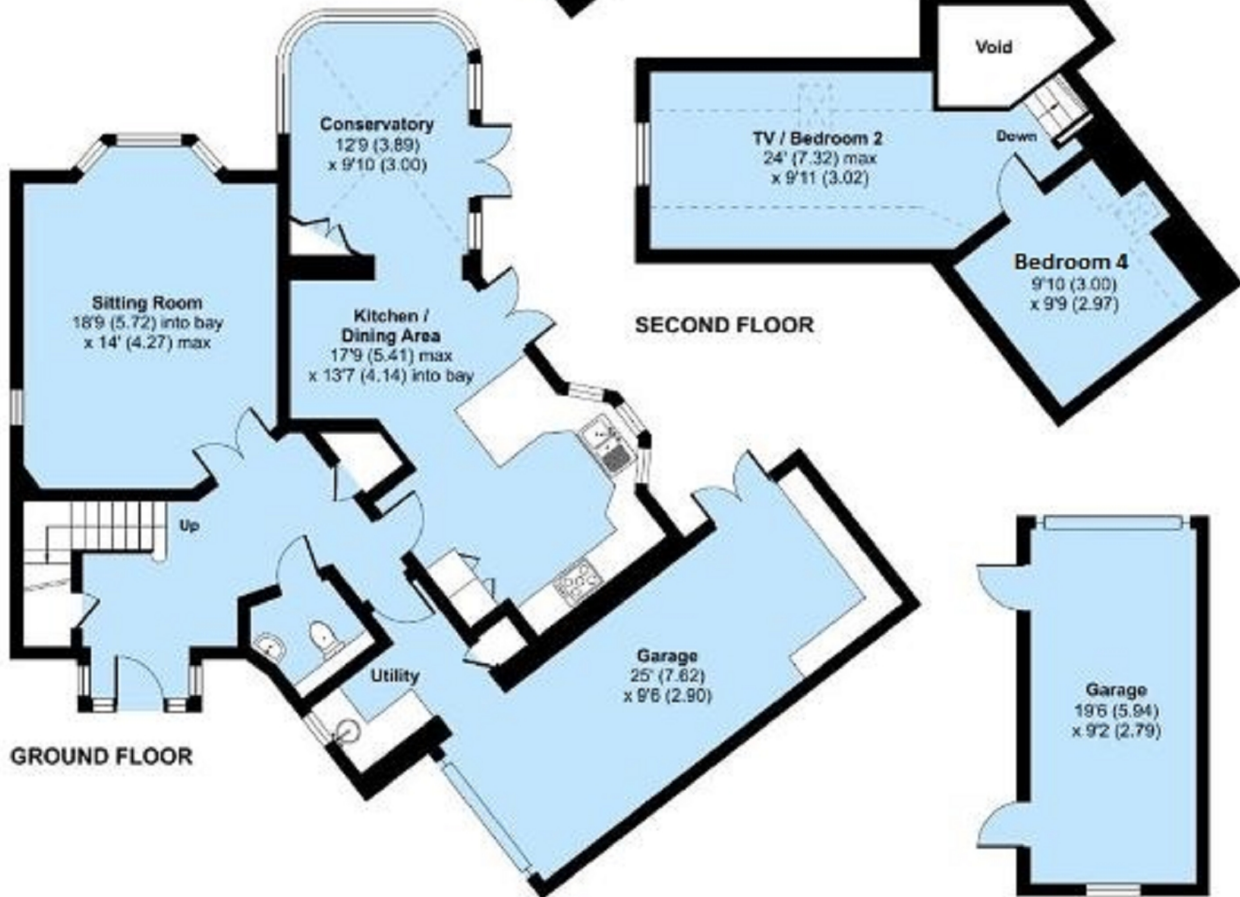
Approximate Area = 2068 sq ft / 192.1 sq m (excludes Void)


Limited Use Area(s) = 97 sq ft / 9 sq m

Garages = 416 sq ft / 38.6 sq m

Total = 2581 sq ft / 239.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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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