

67 FARM LANE NORTH

BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 7BP





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A superbly positioned four bedroom, three reception room individual detached residence enviably located in a private road in one of Barton on Seas finest positions and set on a beautiful mature plot with a sunny and private westerly aspect to the rear. Other features of this fine home include an en-suite shower room to the master bedroom, a utility room, excellent off road parking, no forward chain and walking distance of both the stunning Barton on Sea clifftop and New Milton town centre.

- Entrance Hall • Sitting Room • Dining Room • Study • Kitchen • Utility Room • Cloakroom
- Landing • Four Bedrooms • Family Bathroom • En-Suite Shower Room
- Garage • Off Road Parking • Private Gardens



£750,000

The Property

Entrance hall with UPVC double glazed front door and stairs to the first floor.

Lovely double aspect sitting room with timber fireplace with stone backing and hearth and an inset flame effect electric fire.

Good sized separate dining room with twin UPVC double casement doors onto the patio and a lovely Westerly outlook over the rear garden.

Study/home office with a pleasant outlook to the front over the lane.

Kitchen fitted with a range of white wall and base units with grey worktops and an inset 1 ½ bowl sink unit with mixer tap over, space for cooker and slimline dishwasher, lovely outlook over the rear garden and a wall mounted gas fired boiler concealed in a cupboard.

Useful separate utility room with excellent storage and spaces for washing machine, tumble dryer, fridge and separate freezer.

Ground floor cloakroom with WC and hand basin.

First floor landing with storage cupboard, airing cupboard and trap to the roof space.

Four first floor bedrooms, two with built in wardrobes and with the master bedroom having an en-suite shower room comprising of a fully tiled shower cubicle, wash basin and WC.

Family bathroom comprising of a panel bath with mixer tap and shower attachment over, wash basin and WC.

Gas fired central heating and UPVC double glazing.

No forward chain.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden laid mainly to shingle providing off road parking for numerous vehicles. The attached garage has an up and over door, power and light. The superb rear garden has an area of paved patio with the remainder laid to gently sloping lawn with well stocked and colourful beds and borders, mature trees provide a lovely backdrop and the garden faces in a sunny westerly direction.

Services

Mains gas, electric, drainage and water

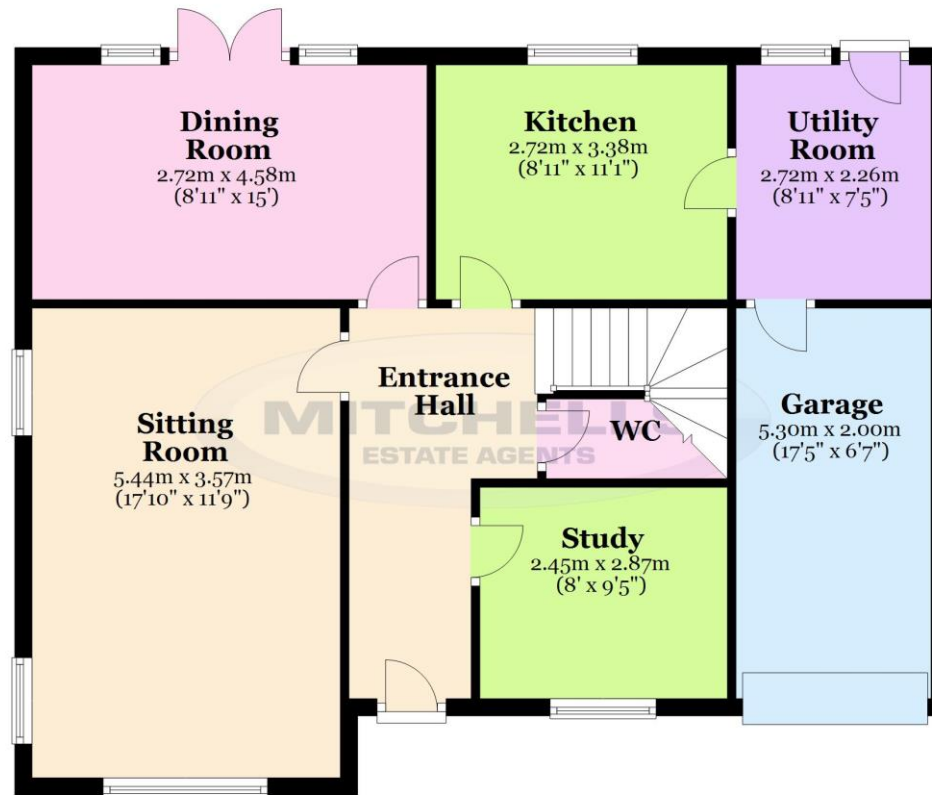
Council Tax Band F

Energy Performance Rating Current 60D Potential 78C



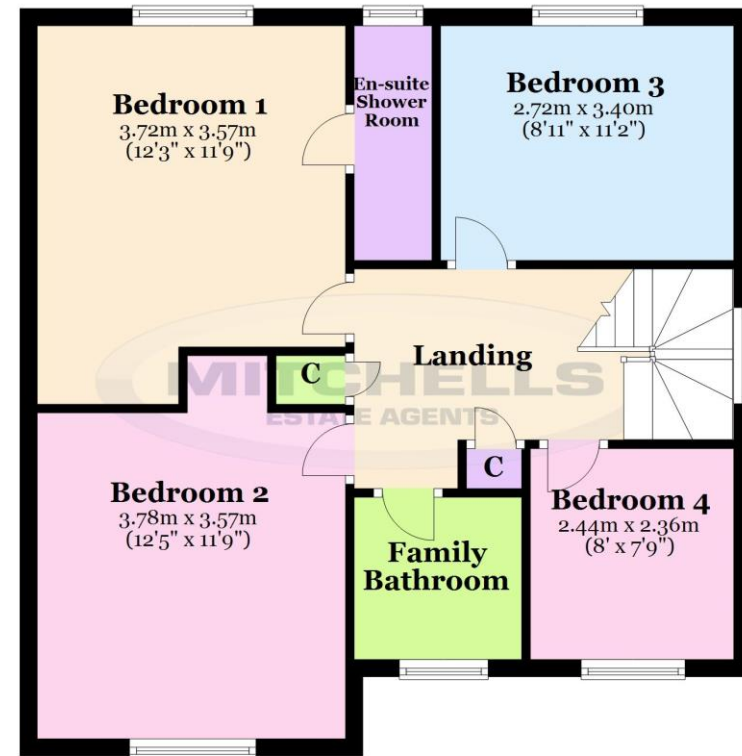
Ground Floor

Approx. 80.2 sq. metres (862.9 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.8 sq. feet)

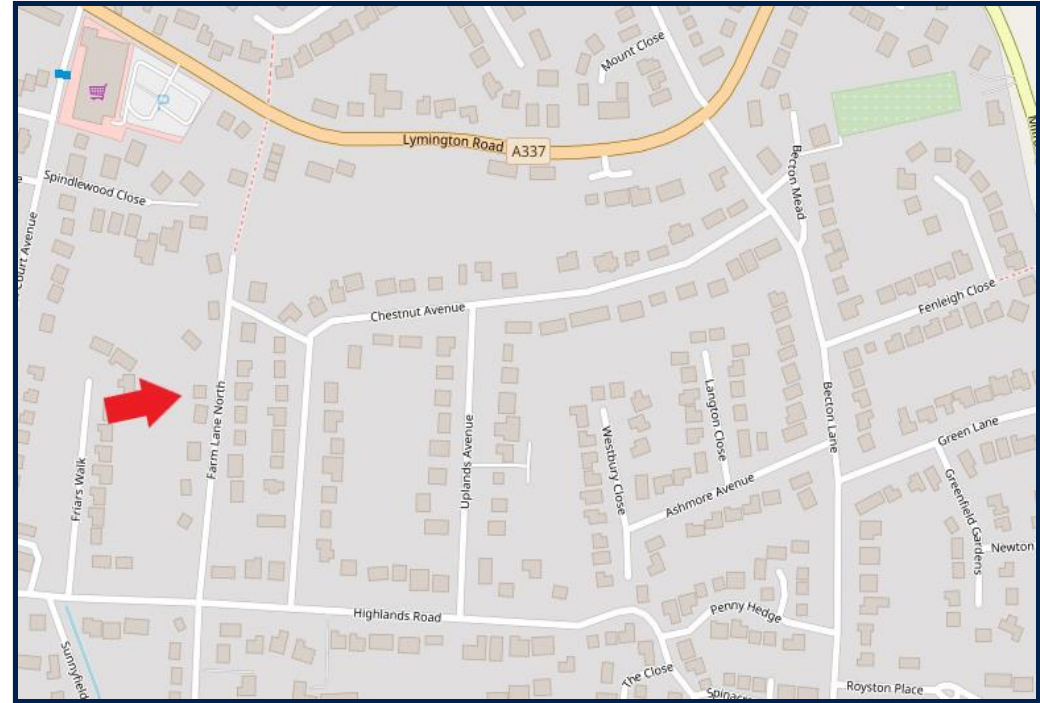


Total area: approx. 138.5 sq. metres (1490.7 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

67 Farm Lane North , Barton on Sea, New Milton

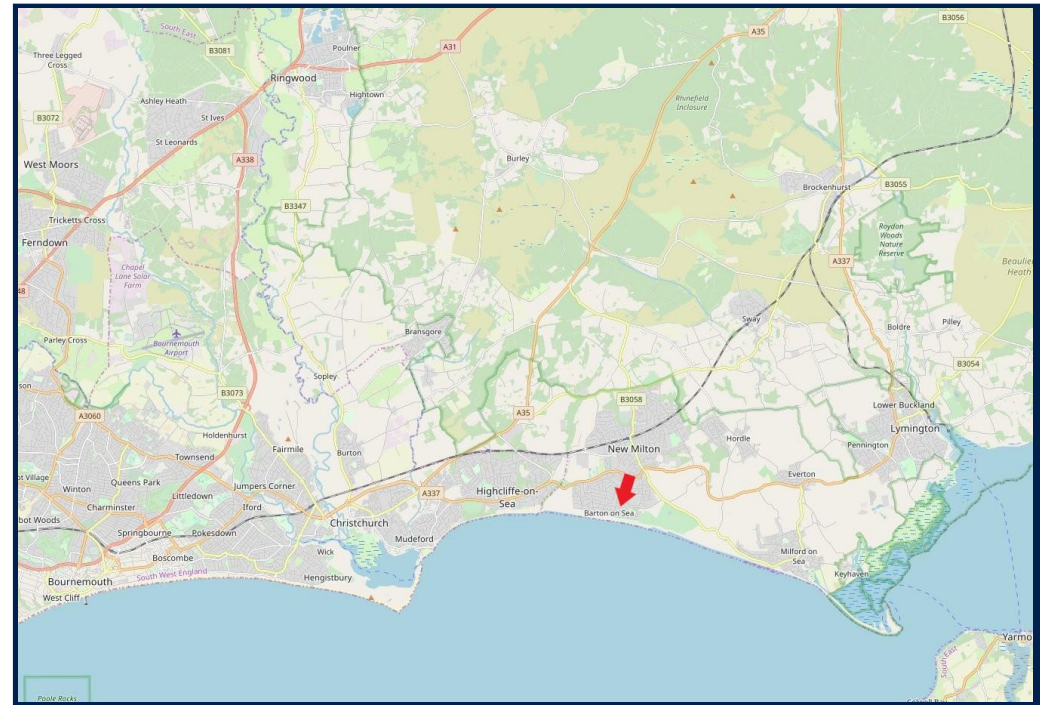


Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road, take the second turning right into Barton Court Road, at the crossroads continue across into Barton Court Avenue, take the second turning left into Highlands Road, second left into Farm Lane North where the property will be found towards the end on the left hand side.





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