39 FARM LANE SOUTH
Barton on Sea, New Milton BH25 7BW

This fantastic four bedroom chalet bungalow is located on one of Barton on Sea’s premier roads and benefits from being a short walk of both Long Meadow and Barton on Sea clifftop and beach. Features of this property include three ground floor bedrooms, a ground floor bathroom, a through lounge/dining room, a kitchen and a secluded south west facing rear garden.

- Entrance Hall
- Kitchen
- Garden Room
- Lounge/Dining Room
- Ground Floor Bathroom
- Hallway
- Landing
- Three Ground Floor Bedrooms
- First Floor Bedroom Floor
- First Floor Bathroom
- Driveway
- Garage
- Landscaped & West Facing Rear Gardens

£550,000
The Property

Highly deceptive chalet bungalow of approximately 1558 sq ft

Spacious entrance hall, radiator, cloakroom, built in cloaks cupboard, shelving, storage and electric consumer unit, stairs to first floor landing

Three ground floor bedrooms, two of which have attractive bay windows with an outlook to the front, bedroom two benefitting from a good range of built in storage

Spacious through lounge/dining room, feature marble fireplace with inset electric fire, TV Aerial point, carpeted flooring and arch way giving access to the spacious dining room with ample space for a six to eight seater table and chairs and benefitting from an attractive window overlooking the west facing rear garden

Fitted kitchen with a good range of white wall and base units with contrasting worktop. Built in appliances including a double oven, gas hob, stainless sink with mixer tap over, freezer and space and plumbing for a dishwasher. Tiled splash back, lino flooring and breakfast bar

Garden room constructed of three full height cavity brick walls, UPVC double glazed roof, UPVC double glazed window, sliding patio doors onto patio and rear garden, good degree of storage which houses the Worcester gas fired central heating boiler, central heating controls and utility cupboard with space and plumbing for washing machine

Ground floor bathroom with part tiled walls, corner bath, WC, pedestal wash hand basin and separate walk-in shower with Mira thermostatic shower attachments, extractor fan and window

On the first floor there is a further bathroom and bedroom

The property is a short walk of both Barton on Sea clifftop and beach and New Milton town centre

Short walk of Long Meadow
Gardens & Grounds
The property benefits from a single garage with a pitched tiled roof and up and over door. To the rear of the property there is a generous area of patio, steps down to a two tiered garden with the upper tier laid to lawn with beds containing mature shrubs and bushes. The lower tier is generally laid to lawn surrounded by mature hedging giving a good degree of privacy.

Services
- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating TBC
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 down Station Road. At the roundabout turn right onto Lymington Road. At the traffic lights turn left into Barton Court Avenue, second left into Highlands Road, second right into Farm Lane South where the property can be found after a short distance on the right hand side.