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AUTUMN HOUSE, 11 CHAUCOMBE PLACE, BARTON-ON-SEA BH25 7LY OFFERS IN EXCESS OF £900,000 FREEHOLD

**Winkworth**

for every step...

# A simply stunning four-bedroom home offering superb versatile accommodation.

Autumn House, 11 Chaucombe Place, Barton-on-Sea BH25 7LY [OIEO £900,000 Freehold](#) **01425 270 055**  
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## Situation:

Barton-on-Sea is a very popular coastal village, with its beautiful beaches and is conveniently situated between Lymington to the East along with stunning Christchurch Harbour, Hengistbury Head and Bournemouth to the West.

The popular Barton-on-Sea Golf course is a short drive away (1.5 miles).

The local train station provides direct links to London Waterloo from New Milton. There are excellent local airport links from both Southampton and Bournemouth, as well as ferry links to the Isle of Wight from Lymington.

## Description:

Nestled in this delightful private close this charming, detached property offers a perfect blend of modern comfort and traditional charm. The property boasts four generously sized bedrooms, two well-appointed bathrooms, gorgeous kitchen family room, beautiful lounge, and cinema room.

Set behind timber gates, the property is approached over a large brick paved drive providing ample off road parking.

As soon as you step into the house you are welcomed by an appealing hallway with galleried staircase, 2 large storage cupboards and a downstairs w/c.

The living room is beautiful feature of the property with attractive bay window, stunning log burning stove and a fitted TV unit with a Curved TV & Bose surround sound system, the Bose system also extends to Kitchen, Sun Room, Main Bedroom and En-suite and the detached garage

The kitchen/diner is super blend of modern living providing great space for dining and living as it flows into the sunroom which enjoys an attractive outlook of the garden and features a fitted curved seating area.

The kitchen has been expertly created with hand painted units, topped with granite work surfaces. There is a fitted range cooker, kettle tap and a range of integrated appliances.

Finishing the downstairs is an extremely well equipped utility room with access to the integral garage, space & plumbing for washing machine and tumble dryer and a laundry shoot from the first floor.

On the first floor you will find three double bedrooms, the principal suite is a delightful size and has a range of fitted wardrobe and en-suite shower room.

The family bathroom is spacious, with a semi-sunken bath and walk in shower.

The study provides access with stairs to the 2nd floor, leading to an extremely useful space currently set out as a cinema room with fitted TV & Bose surround sound system, however it is a great versatile space which could have multiple uses.

There is then a further bedroom and easy access loft room providing ample storage.

Outside is a well-maintained garden, which has been landscaped to include a Southerly aspect patio, easy maintenance artificial lawn and mature planting.

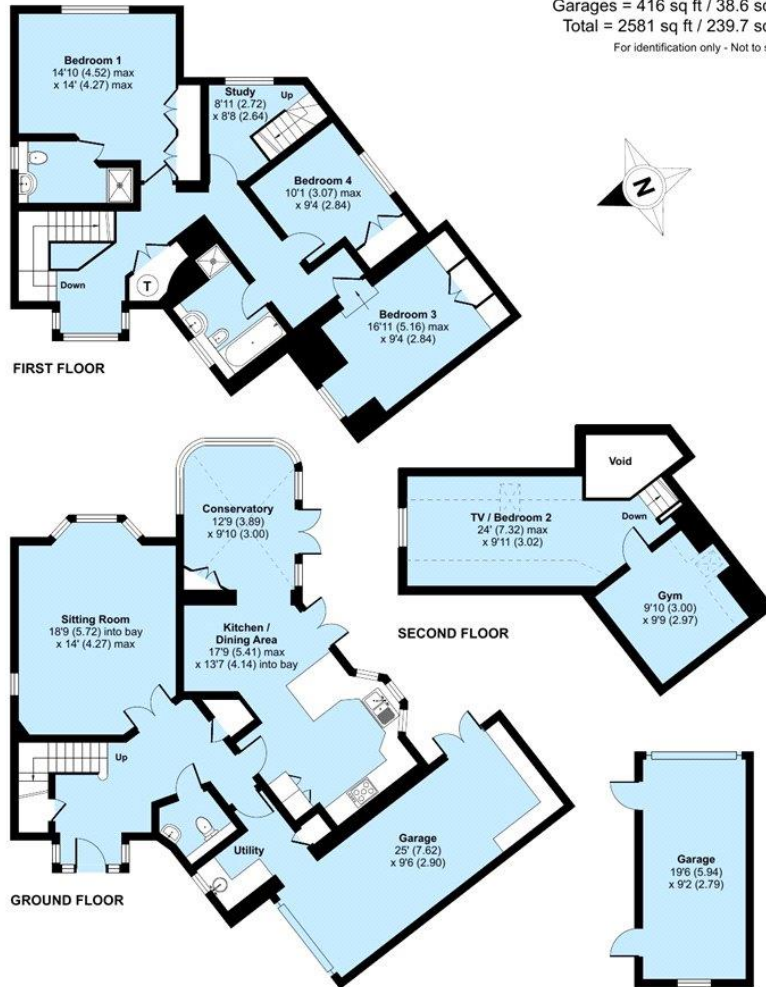
There are also two single garages, one integral and one detached, which has potential for use as a home office. Plus a second drive area providing further secure parking.



## 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Winkworth (Highcliffe & Muddeford). REF: 1089843



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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