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20 BARTON DRIVE, BARTON-ON-SEA BH25 7JJ PRICE £489,950 FREEHOLD

Winkworth

for every step...

An extremely well presented 2 double bedroom bungalow, with an attractive south facing terraced garden.

20 Barton Drive, Barton-on-Sea BH25 7JJ
Price £489,950 Freehold

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Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).

Description:

An extremely well presented 2 double bedroom bungalow, offering charming accommodation with an attractive south facing terraced garden, situated in a quiet residential drive in Barton-on-Sea only half a mile to the Barton Cliff top.

The front garden is well stocked with attractive mature shrubbery, and a good size drive provides parking for numerous vehicles.

Entered via a useful storm porch, which flows into the entrance hall with doors leading off to all principal rooms.

The sitting room is a delightful room, with an attractive fireplace and surround, a rear extension provides a beautiful seating area overlooking the garden or provides space as a dining area.

The kitchen is well fitted with ample space for a dining table, with a large picture window overlooking the garden and patio doors leading to the side patio.

There are two double bedrooms to the front both are fantastic size.

The shower room has recently been updated with an attractive suite.

Outside is the South facing garden, with different sections providing, areas of planting, seating, plus summerhouse and garden sheds.

The detached single garage has been converted into a studio/office with electric, which is extremely helpful for those needing home working space.

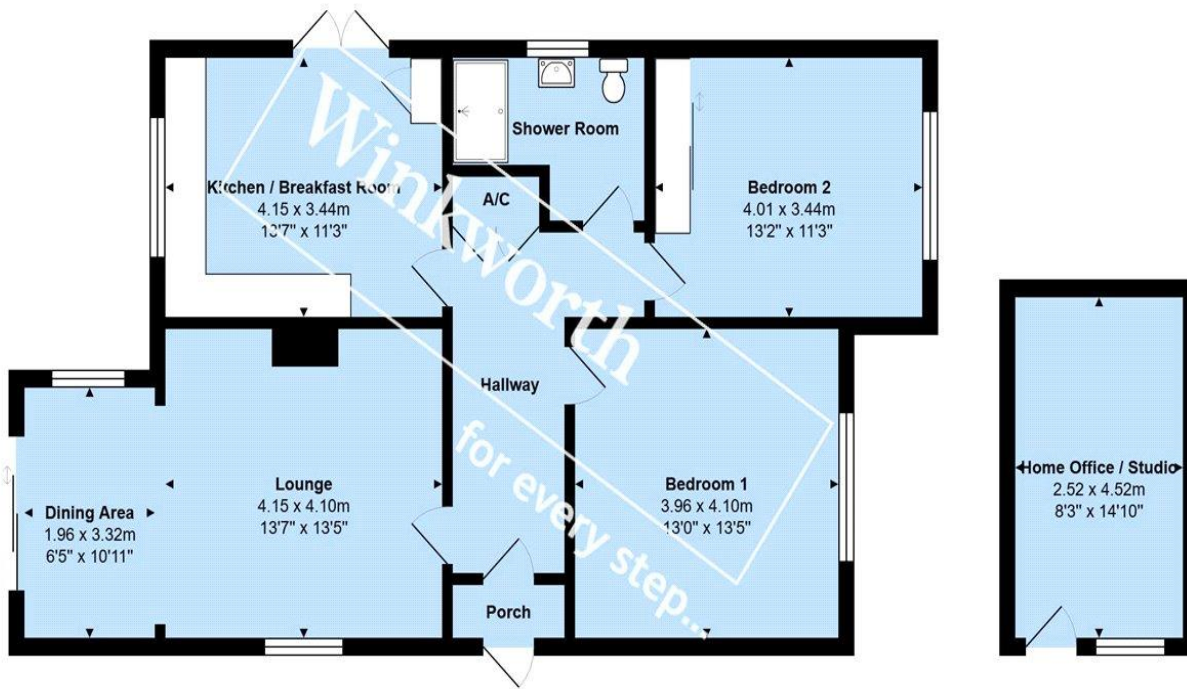
Summary:

- Two double bedrooms
- Large reception room
- Fitted kitchen
- Modern shower room
- South facing rear garden
- Single garage which has been converted to a studio/office
- Driveway with space for numerous vehicles
- NFDC Council tax band D

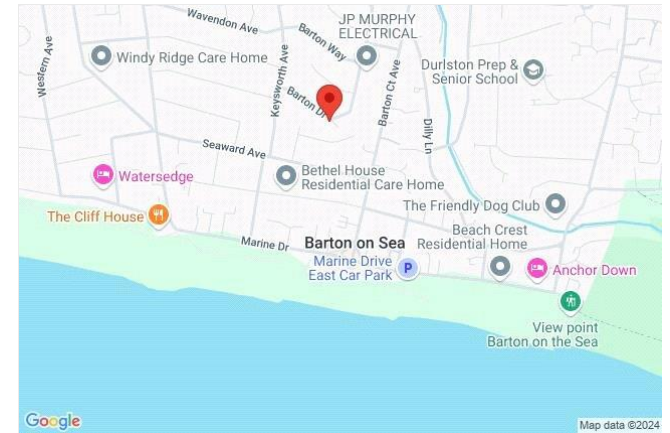
Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. At the roundabout take the second exit onto the Christchurch Road. Continue on the Christchurch Road and take the fifth turning right onto Sea Road and take the second turning left onto Wavendon Avenue. Continue on Wavendon Avenue into Barton Way and then turn right onto Barton Drive where the property can be located.





All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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