



11 Marine Drive West, Barton-on-Sea, Hampshire, BH25 7QH

Winkworth

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AT A GLANCE

- Substantial family house with stunning sea views
- Extensive plot with beautifully landscaped garden
- Four bedrooms and four bathrooms
- Three reception rooms
- Conservatory
- 'In & out' remote operated electric gates
- Garage and ample off-road parking

The house has an attractive frontage with features embodying the craftsmanship of the era and although substantial, the property retains a homely feel throughout incorporating quality finishes.

LOCATION

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

This large family home has great character in early 20th century style and to the front is a substantial brick paved driveway offering a generous amount of parking.

The good sized entrance porch leads into a generous entrance hall with a wide turning staircase with landing, featuring a beautiful and recently fitted bespoke picture window.

The spacious principal sitting room leads through into the conservatory and in turn, to the garden. To the front aspect is a separate seating area, perfect for relaxing and enjoying the sea views.

The kitchen breakfast room comprises a fitted kitchen with an ample range of attractive dark green kitchen cabinets. The central feature of the kitchen is a good-sized breakfast bar creating a convivial and very useable space.

The kitchen leads through past the back door to a separate utility room, pantry/boot room and there is also a further ground floor WC, in addition to the guest cloakroom off the hallway.

The second reception room/dining room has a window to the front aspect and leads through into the family room/second reception room.

The principal bedroom suite features a superb balcony from which to enjoy the stunning sea views and there is also an en suite bathroom and an ample sized walk-in wardrobe.

The family bathroom has two windows to the rear aspect and there is an additional bedroom en suite with two windows to the rear aspect. There are two further double bedrooms upstairs.

The pretty rear garden has an extensive lawn with an attractive and interesting range of flowers and shrubs. There is a garden shed and a lovely breeze house making the perfect spot for an afternoon of relaxing in the garden.

NFDC Council tax band – G

EPC Rating – Band E



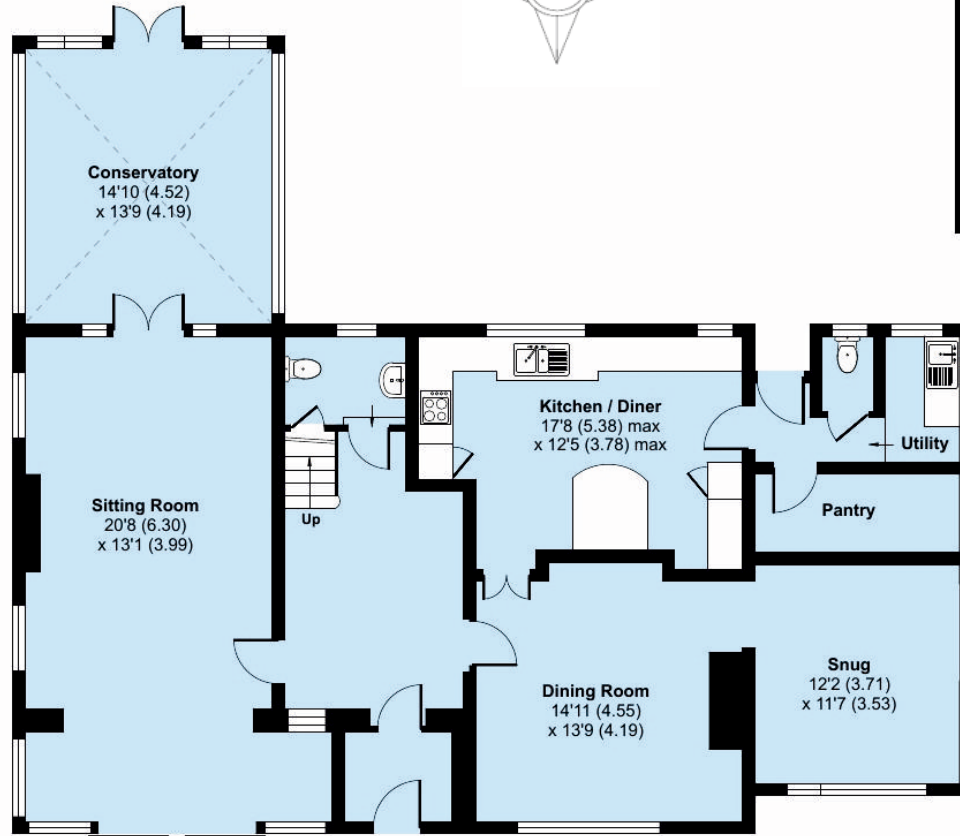
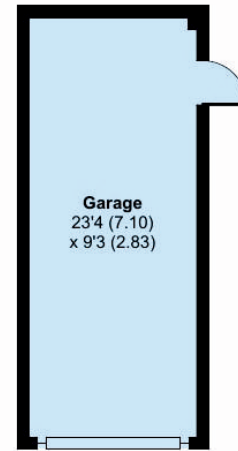
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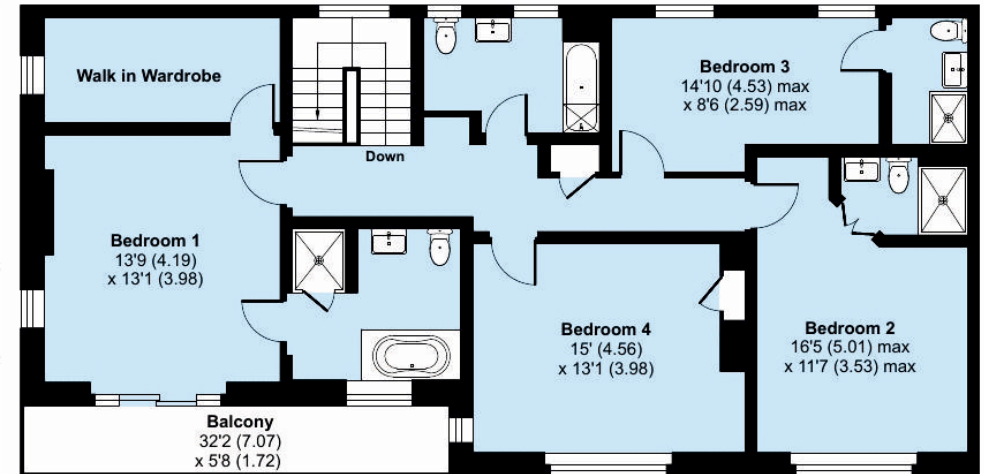


Approximate Area = 2723 sq ft / 252.9 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 2938 sq ft / 272.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth (Highcliffe & Mudeford). REF: 1158992

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