



HAYWARD FOX
PRICE: £509,950

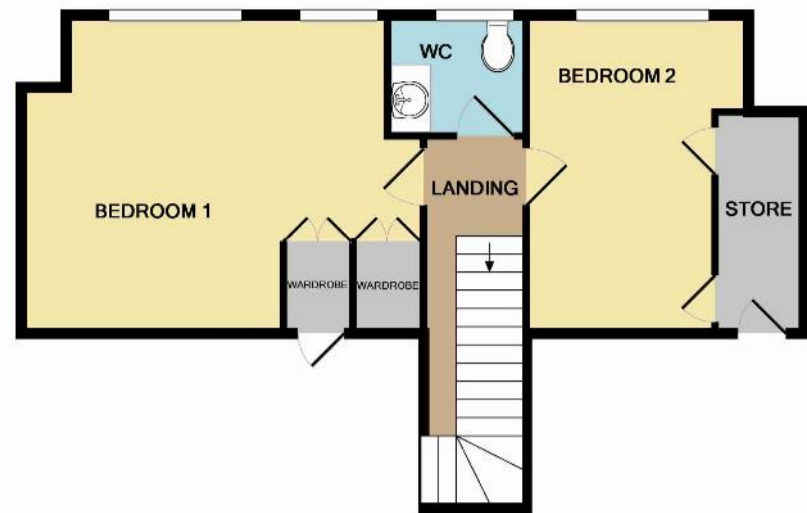
25 BECTON LANE, BARTON ON SEA, NEW MILTON, HAMPSHIRE. BH25 7AA







GROUND FLOOR
APPROX. FLOOR
AREA 87.5 SQ.M.
(942 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.4 SQ.M.
(489 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 132.9 SQ.M. (1431 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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A THREE/FOUR BEDROOM DETACHED CHALET BUNGALOW WITH WELL TENDED GARDENS, SITUATED ON A LARGE CORNER PLOT IN AN EXCELLENT LOCATION, BETWEEN NEW MILTON TOWN CENTRE AND BARTON ON SEA CLIFF TOP.

SPACIOUS RECEPTION HALL, SITTING ROOM, DINING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM/PORCH, THREE/FOUR BEDROOMS, SHOWER ROOM, TWO SEPARATE W.C.'S, GARAGE, GARDENS, DRIVEWAY WITH AMPLE PARKING.

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with outside light, front door to:

SPACIOUS ENTRANCE HALL: 12'8" x 10'2" (3.86m x 3.1m) Radiator, power points, ceiling light points, Airing cupboard housing hot water tank, thermostat. Door to:

SITTING ROOM: 15'1" x 12'9" (4.6m x 3.89m) Dual aspect UPVC double glazed windows overlooking front and side aspects, working open fireplace with attractive brick hearth and surround, radiator, ceiling light point, power points, T.V. aerial point.

DINING ROOM/BEDROOM FOUR: 16'2" x 11'11" (4.93m x 3.63m) Dual aspect UPVC double glazed windows overlooking front aspect, radiator, power points, telephone point, ceiling light point.

KITCHEN/BREAKFAST ROOM: 16'1" x 10'4" (4.9m x 3.15m) Range of roll edge work surfaces with range of cupboards above and below, gas fired central heating boiler, space for electric oven and hob with extractor fan over, power points, tiled splashback. Bowl and a third single drainer sink unit, UPVC double glazed window overlooking rear aspect, further UPVC double glazed window overlooking side aspect. Two ceiling light points, radiator, space for fridge/freezer. The gas meter is located under the sink and there is also a cupboard that could be utilised as space for a dishwasher.

PORCH/UTILITY ROOM: 6'9" x 6'5" (2.06m x 1.96m) Space and plumbing for washing machine, power points, UPVC double glazed window and patio door leading to rear garden.

BEDROOM TWO: 13'11" x 10' (4.24m x 3.05m) maximum measurements. Comprising good range of fitted wardrobe cupboards, radiator, power points, ceiling light point, UPVC double glazed window overlooking rear aspect.

SHOWER ROOM: 9' x 4'10" (2.74m x 1.47m) Being part tiled, comprising large shower cubicle with shower attachment over, wash hand basin with dual taps. Obscure UPVC double glazed window.

SEPARATE W.C. Low level w.c., UPVC double glazed obscure window, radiator.

From entrance hall, stairs leading to:

FIRST FLOOR LANDING:

BEDROOM ONE: 17'11" x 14'1" (5.46m x 4.29m) maximum measurements. Good range of fitted built in wardrobe cupboards, ceiling light point, radiator, power points, UPVC double glazed window overlooking rear garden with elevated views, down towards Milford Road. There is also access into the eaves which provide a good storage area.

BEDROOM THREE/STUDY: 14' x 9'7" (4.27m x 2.92m) Radiator, power point, UPVC double glazed window overlooking rear garden. Access to eaves storage area which also houses a cold water tank.

FIRST FLOOR CLOAKROOM: (Potential for an en suite shower room) 5'10" x 5'1" (1.78m x 1.55m) Being partly tiled, low level w.c., wash hand basin with dual taps, cupboard below. UPVC double glazed obscure window overlooking rear aspect.

OUTSIDE:

The property is situated on a superb corner plot on the corner of Becton Lane and Green Lane with superbly tended front, side and rear gardens. Vehicular access is approached via Green Lane with off road parking for three cars.

THE FRONT GARDEN is mainly laid to lawn with a paved pathway to front entrance, surrounded by excellent shrub and flower borders with an array of mature shrubs.

THE SIDE GARDEN is mainly laid to lawn with flower and shrub borders. A particular feature being the pond, which is enclosed by stone walling.

THE REAR GARDEN is bordered by fencing and comprises an attractive patio area, which then leads onto an area mainly laid to lawn, which includes **GREENHOUSE, SHED, COAL BUNKER** and three raised beds.

GARAGE: With up and over door, power and lighting.

NOTE: The property has solar panels for electricity and hot water.

EPC RATING: D (current 67, potential 71)

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road. Continue, taking the second turning right into Barton Court Road and first left into Mount Avenue. On reaching the T-junction proceed straight ahead into Becton Lane and continue for approximately 600 yards, taking the turning left into Green Lane, where the bungalow is situated immediately on your left hand side.

Ref: BMN3541

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.