

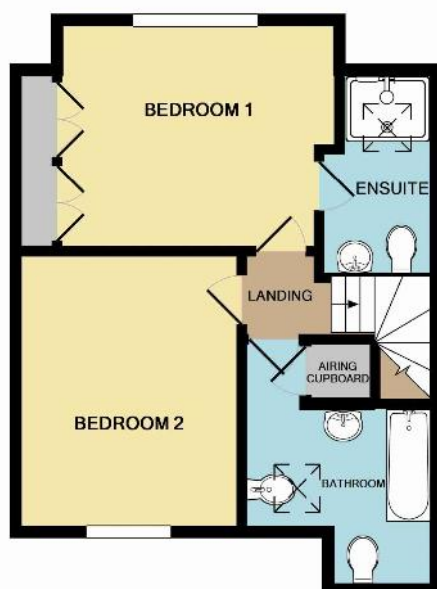


www.haywardfox.co.uk



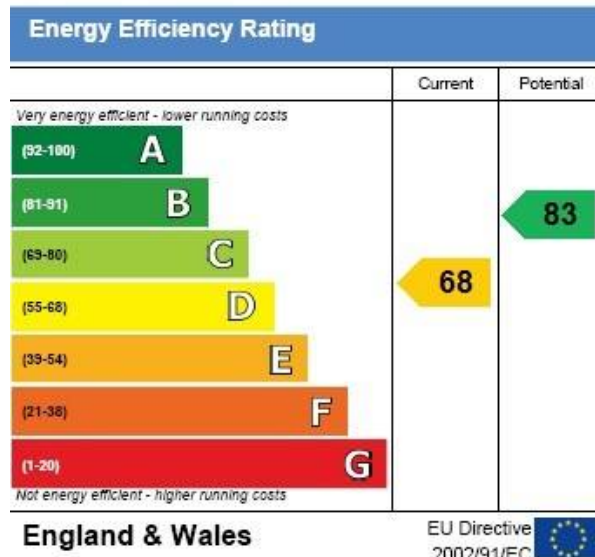


GROUND FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)
FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (112.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

Address: 5 Barton Green, Barton on Sea, NEW MILTON, Hampshire
RRN:



You can contact our other branches at:
 Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424
 Mayfair ~ 020 70791454 Milford on Sea ~ 01590 644933 Sway ~ 01590 681656
www.haywardfox.co.uk



Alderson House, 17-19 Old Milton Road, New Milton, Hampshire. BH25 6DQ

Tel: 01425 638656 Fax: 01425 618752

5 BARTON GREEN, BARTON ON SEA, NEW MILTON, BH25 7LZ



A superb semi detached golfing lodge with two bedrooms and excellent ground floor accommodation, being situated in a quiet enclave just back from Barton cliff top.
 Would suit holiday or retirement. Must be viewed to be fully appreciated.

COVERED ENTRANCE. ENTRANCE HALL. CLOAKROOM. SITTING/DINING ROOM. GOOD SIZE REAR CONSERVATORY/GARDEN ROOM. KITCHEN. FIRST FLOOR LANDING. TWO BEDROOMS - MAIN BEDROOM WITH EN SUITE SHOWER ROOM. FURTHER BATHROOM/WC. COVERED BARN STYLE CARPORT PROVIDING OFF ROAD PARKING. WELL TENDED SOUTH FACING REAR GARDENS.

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

5 BARTON GREEN, BARTON ON SEA, NEW MILTON, BH25 7LZ

ACCOMODATION IN DETAIL: (all measurements are approximate)

COVERED ENTRANCE: UPVC double glazed front door to:

ENTRANCE HALL: Built in cloaks/storage cupboard. Radiator. Further under stairs storage cupboard.

CLOAKROOM: Comprising inset wash hand basin with mixer tap and cupboard below. Low level wc., Good size built in storage/wardrobe cupboard. Radiator. Extractor fan.

SITTING/DINING ROOM: 19'7" X 17'10" (5.97mX 5.44m) narrowing to 13' (3.96m) Impressive room. Attractive brick fireplace With remote controlled inset coal effect gas fire, raised hearth and mantel over. TV aerial point. Two radiators. UPVC double glazed window. Double glazed patio doors to:

REAR CONSERVATORY/GARDEN ROOM: 19'3" X 8'3" (5.87m X 2.51m) Radiator. Ceiling fan light. UPVC double glazed windows and double opening casement doors to the rear garden.

KITCHEN: 9'8" X 9'8" (2.95mX 2.95m) Being part tiled comprising bowl and a third single drainer sink unit, mixer taps. Range of roll edge work surfaces with drawers and cupboards below. Space and plumbing for washing machine and separate dishwasher. Inset four ring gas hob with concealed extractor over. Further built in double oven/grill with cupboards over and below. Matching wall mounted units with two glass fronted display cabinets. Wall mounted Worcester gas fired central heating boiler with digital programmer below. Built in fridge and separate freezer. UPVC double glazed window overlooking front aspect.

Stairs from entrance hall lead to:

FIRST FLOOR LANDING: Hatch to loft space being boarded with ladder.

BEDROOM ONE: 13'3" X 10'10" (4.04mX 3.3m) Excellent range of fitted wardrobe cupboards with additional dressing table ,drawer units with mirror and concealed lighting over. Radiator. UPVC double glazed window overlooking rear aspect.

Door to: EN SUITE SHOWER: Being fully tiled comprising inset wash hand basin and mixer tap, cupboards below. Low level wc. Good size shower cubicle with Mira shower over. Radiator. Extractor fan. Mirror with concealed lighting over. Velux window.

BEDROOM TWO: 12'1" X 10'3" (3.68m X 3.12m) maximum measurement. Fitted wardrobe cupboard incorporating dressing table with drawers below. Radiator. UPVC double glazed window overlooking front aspect.

BATHROOM: Fully tiled walls comprising pedestal wash hand basin with mixer tap. Low level wc. Bidet. Whirlpool spa bath with mixer tap and shower attachment. Radiator. Extractor fan. Velux window.

OUTSIDE:

The property has the benefit of a **COVERED BARN STYLE CARPORT** with brick pavior providing off road parking for two/three cars. Built in storage cupboard with additional cupboard having power suitable for golf trolleys etc.

Note: We understand that membership to Barton Golf Club is included.

THE FRONT GARDENS are mainly paved interspersed with shrub and flower borders, outside water tap and lighting.

THE REAR GARDEN provides a lovely sitting out area being mainly paved and south facing with steps leading to an additional terrace to the rear. The gardens are well enclosed by fencing with Mature shrub and flower borders. Timber garden shed. Side pedestrian access.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton, proceed in a southerly direction along Station Road. Continue until reaching the mini roundabout taking the third turning right into Lymington Road. Take the second turning left into Becton Lane and continue straight across the junction towards the cliff top taking the second turning left into Barton Green where the property is situated short way along on the left hand side and is numbered.

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.

Ref: BMN3308