



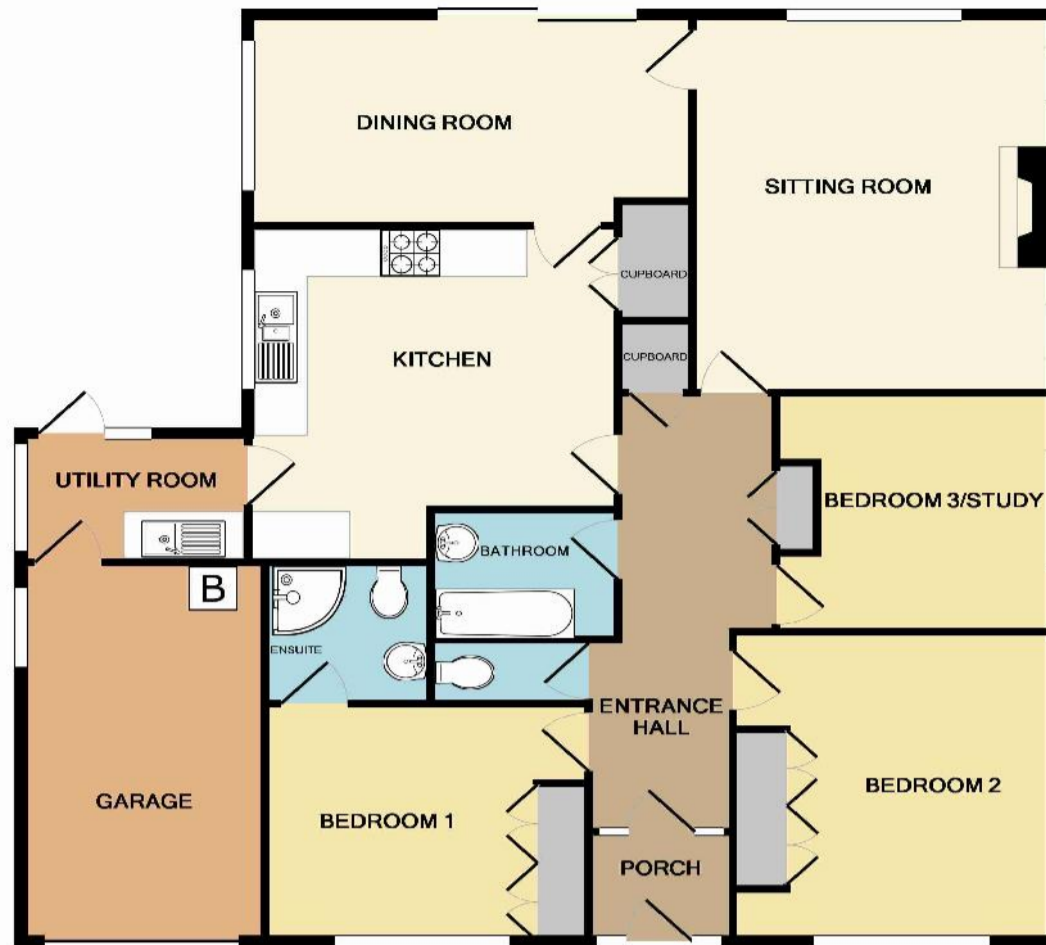
HAYWARD FOX

PRICE: £555,000

12 BARTON CROFT, BARTON ON SEA, NEW MILTON, HAMPSHIRE. BH25 7BT

www.haywardfox.co.uk





FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 127.4 SQ.M. (1372 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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You can contact our other branches at:

Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424
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SUPERBLY PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW, SITUATED IN A PREMIER RESIDENTIAL LOCATION WITH SOUTH WESTERLY FACING REAR GARDEN. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

ENTRANCE PORCH, SPACIOUS ENTRANCE HALLWAY, SITTING ROOM, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE BEDROOMS (MAIN BEDROOM WITH EN SUITE SHOWER ROOM), FAMILY BATHROOM, SEPARATE W.C., INTEGRAL GARAGE, AMPLE OFF ROAD PARKING, SECLUDED SOUTH WESTERLY FACING REAR GARDEN.

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

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

UPVC double glazed front door with matching side windows leading to:

ENTRANCE PORCHWAY: Ceiling light point, tiled flooring, power point, obscure door with matching side screens leading to:

SPACIOUS ENTRANCE HALLWAY: Two ceiling light point, power points, telephone point, radiator, built in coats cupboard, further built in airing cupboard with hot water cylinder and fitted immersion. Large hatch to loft space with pull down ladder. Door to:

SITTING ROOM: 16' x 13'7" (4.88m x 4.14m) A lovely bright double aspect room with large UPVC double glazed window overlooking rear garden, two UPVC double glazed windows to side aspect, attractive fireplace with electric fire, radiator, ceiling light point, power points, T.V. aerial point.

Door from entrance hall to:#

MODERN KITCHEN/BREAKFAST ROOM: 15'2" x 10'9" (4.62m x 3.28m) Excellent range of roll edge work surface with inset bowl and a third single drainer sink unit, gas cooker with extractor over, excellent range of base cupboards and drawers, further pull-out drawers, space for dishwasher, further matching wall mounted cupboards, space for up-right fridge/freezer, inset ceiling downlighters, power points, tiled flooring, radiator, UPVC double glazed window to side aspect. Further built in airing cupboard. UPVC double glazed door to:

UTILITY ROOM: Single bowl single drainer sink unit, space and plumbing for washing machine with cupboards above, tiled flooring, ceiling light point, power points, part tiled walls, UPVC double glazed window, door to rear garden, further window to side aspect. Door leading through:

INTEGRAL GARAGE: 17'5" x 9'2" (5.31m x 2.79m) Up and over door, power and lighting, obscure UPVC double glazed window to side aspect, wall mounted Worcester Bosch gas fired central heating boiler.

Part glazed door from kitchen/breakfast room and door from sitting room to:

DINING ROOM/GARDEN ROOM: 17'7" x 9'3" (5.36m x 2.82m) A lovely bright double aspect room with UPVC double glazed sliding patio doors to rear garden. UPVC double glazed windows to side aspect, two ceiling light point, power points, radiator, T.V. aerial point.

Door from entrance hall to:

BEDROOM ONE: 10'3" x 10' (3.12m x 3.05m) excluding door recess. Good range of built in wardrobes with drawers, ceiling light point, radiator, power points, UPVC double glazed window overlooking front aspect. Door to:

EN SUITE SHOWER ROOM: Comprising corner fully tiled shower cubicle, low level dual flush w.c., pedestal wash hand basin with mirror and light point over, fully tiled walls, tiled flooring, ladder style heated towel rail, ceiling light point, extractor fan.

BEDROOM TWO: 13'1" x 10'3" (3.99m x 3.12m) Excellent range of built in wardrobes incorporating dressing table with drawers, ceiling light point, radiator, power points, UPVC double glazed window overlooking front aspect.

BEDROOM THREE: (Currently used as a dining room) **10'3" x 10' (3.12m x 3.05m)** Ceiling light point, radiator, power points, UPVC double glazed window overlooking side aspect.

FAMILY BATHROOM: Comprising modern suite with panelled bath, mixer taps and shower attachment over. Wash hand basin with cupboards below, large mirror with lighting over, shaver point to side. Ladder style heated towel rail, fully tiled walls, tiled flooring, inset ceiling downlighters, extractor fan.

SEPARATE W.C. Comprising low level dual flush w.c., part tiled walls, tiled flooring, recess with mirror, ceiling light point, extractor fan.

OUTSIDE:

The property is approached via a block pavior driveway, leading to integral garage, providing ample off road parking. The remainder of the front garden is mainly paved with attractive shrub and flower beds. Side access gate providing access through to:

THE REAR GARDEN, which is a particular feature of the property, facing in a south westerly direction and benefiting from good sized area of patio immediately abutting the rear, leading onto area of shaped level lawn with paved pathway, all being extremely well enclosed by fencing with attractive borders. There is a garden pond, **TWO GARDEN SHEDS** and outside water tap, all benefiting from a good degree of privacy.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road and on reaching the mini roundabout take the third turning right into Lymington Road. Take the second turning left into Becton Lane, continuing for approximately a third of a mile, turning right into Solent Drive. Continue to the end, bearing with the road to the right into Barton Croft, where the property can be found along on the left hand side and is numbered.

EPC: 64 (D)

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: BMN3496