



11 Barton Court Road, New Milton, Hampshire. BH25 6NN

£425,000



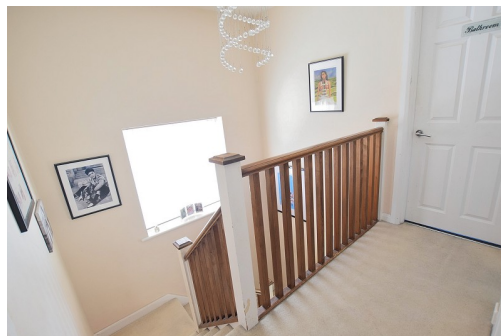
Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





11 Barton Court Road, New Milton, Hampshire. BH25 6NN
£425,000

Offered with no onward chain this spacious detached four bedroom family home situated in a convenient location for New Milton Town Centre, Schools and travel facilities. Large Kitchen/Diner, Sitting Room, Conservatory, ground floor cloakroom, family bathroom, south backing rear garden, garage and gravel driveway providing parking for several vehicles.



ENTRANCE PORCH

Undercover Entrance Porch with downlight providing access to UPVC double glazed door with matching side screen.

ENTRANCE HALL (12' 11" X 5' 7") OR (3.93M X 1.70M)

Spacious in size with galleried landing above, ceiling light point, smoke detector, UPVC double glazed window facing side aspect flooding the staircase and hall with natural light. Under stairs storage cupboard, central heating thermostat, radiator with independent thermostat, Oak strip flooring, half turn staircase to first floor landing. Door provides access to under stairs storage cupboard and Oak veneered door provides access to:

SITTING ROOM (14' 3" X 13' 5") OR (4.35M X 4.09M)

Coving to ceiling, large UPVC windows facing front aspect. Continuation of Oak strip flooring. Wood burning stove with tiled hearth and wooden mantel above, display shelf to one side of chimney breast designed for hi-fi and TV equipment. Power points, radiator with independent thermostat, TV aerial point and square opening with matching illuminated plinths providing access to:

DINING AREA

Coving to ceiling, ceiling light point, range of fitted shelving to one wall, continuation of Oak strip flooring, radiator and room continues to provide access to Kitchen. Ceiling light point in main dining area, power point. Double opening doors with matching side screens provide access to Conservatory.

KITCHEN (22' 9" MAX X 10' 0" MAX) OR (6.94M MAX X 3.05M MAX)

Coving to ceiling, numerous LED downlights. UPVC double glazed window overlooking rear garden aspect. Comprehensive range of eye level and floor mounted kitchen units in an 'L' shaped format. Wood block work surfaces with one and a half bowl stainless steel sink with single drainer and swan neck mixer tap. Integrated full size dishwasher, space and plumbing for automatic washing machine, integrated fridge/freezer, eye level oven and grill with storage cupboards to one side. Two fitted wine racks, fitted four ring stainless steel gas hob with tiled splash back and filter hood above. Power points, return door to hallway.

CONSERVATORY (12' 11" X 8' 3") OR (3.93M X 2.52M)

Tiled flooring, part brick, part UPVC construction with double glazed windows and window openers and double opening French doors providing access to patio and rear garden. Pitched Polycarbonate roof. Double panelled radiator, power points.

CLOAKROOM (4' 8" X 2' 10") OR (1.43M X 0.86M)

Ceiling light point, UPVC double glazed window facing side aspect. Vinyl flooring in Oak effect finish. Tiling to three quarters height. Low level WC with push button flush, corner wash hand basin with hot and cold mixer taps, double opening doors provide access to the Glow Worm Energy 30C gas fired central heating boiler.

FIRST FLOOR LANDING

Access to loft via roof hatch, ceiling light, door provides access to airing cupboard with slatted shelving within, door provides access to:

BEDROOM 1 (13' 6" X 9' 1") OR (4.11M X 2.76M)

Ceiling light point, large UPVC double glazed window facing front aspect. Radiator beneath, range of fitted wardrobes with sliding doors.

BEDROOM 2 (10' 8" X 8' 10") OR (3.25M X 2.70M)

Two ceiling downlights, UPVC double glazed window facing rear garden aspect, fitted wardrobe with sliding doors, radiator, power points.

BEDROOM 3 (13' 9" X 7' 5") OR (4.18M X 2.26M)

Ceiling light point, UPVC double glazed window facing rear aspect. Radiator, power points. Double opening wardrobe.

BEDROOM 4 (10' 7" X 5' 9") OR (3.22M X 1.74M)

Ceiling light, power points, UPVC double glazed window facing rear aspect, radiator.

BATHROOM (8' 8" X 5' 9") OR (2.64M X 1.74M)

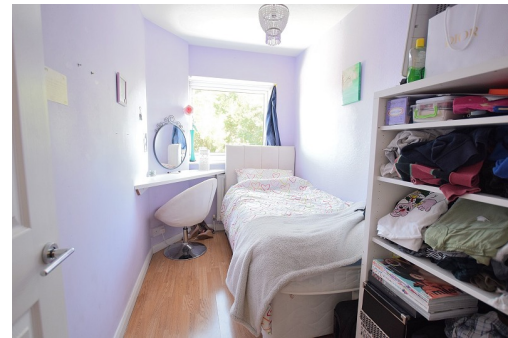
UPVC double glazed window facing front aspect. White suite comprising enclosed bath with wall mounted mixer taps, pop-up waste with separate shower unit above and ceiling mounted rainwater shower. Ceiling extractor, wash hand basin with vanity unit beneath with pop-up waste with mixer tap, low level WC with push button flush, additional storage cupboards to one side. Tiling to full height, tiled flooring, chrome effect towel rail.

OUTSIDE

The property benefits from a sizable gravel driveway with parking for at least five cars enclosed by low level panelled fencing to the front boundary with six foot high fencing to the side boundaries. Outside power points, external water tap, spacious front porch has concealed lighting and gate provides access to side path in turn leading to:

REAR GARDEN

Attractive Indian Sandstone patio adjoins the rear of the property and continues to one side providing access to the kitchen side door, outside wall light. The property benefits from plastic soffits and fascias, outside water tap, step provides access to lower path which leads to Single Garage which can be accessed from Norris Gardens or the rear access door from the garden. The garden benefits from artificial grass for ease of maintenance with shrub borders to two side. The garden enjoys a South/Westerly aspect.



GARAGE

The garage is of standard size of brick constructions under a flat felted roof with up and over door facing Norris Gardens providing a storage area with the rear section of the garage being sectioned off creating a Garden Room benefiting from light and power with door to Cloakroom making an ideal Studio.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. The property will be found on the left (three properties before Mount Avenue).

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

PLEASE NOTE

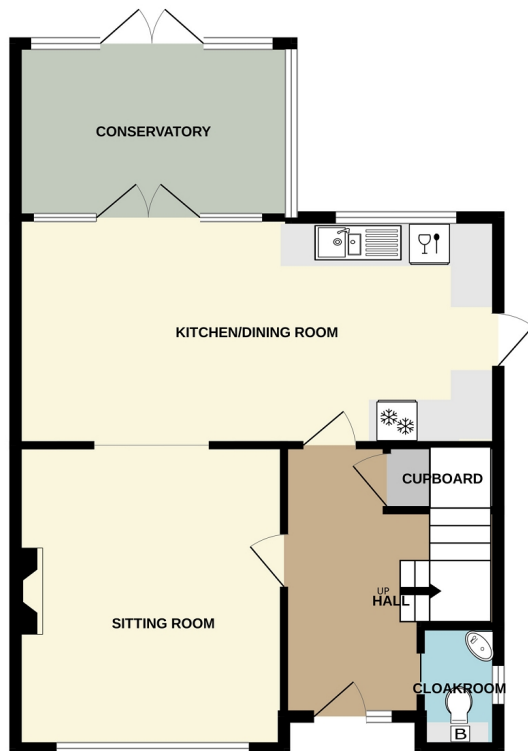
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

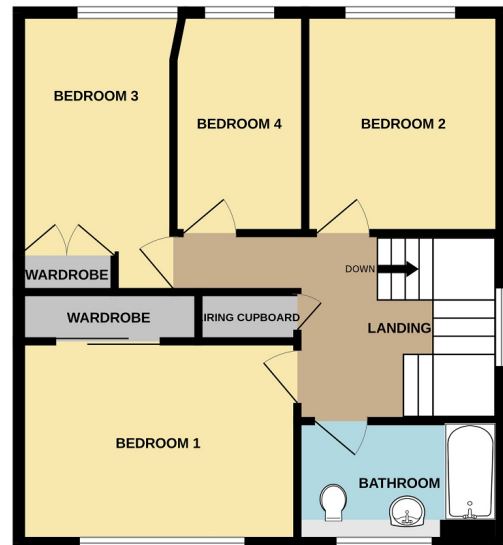
The EPC rating for this property is C69



GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.7 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.