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1 BRAMSHAW WAY, BARTON-ON-SEA BH25 7ST PRICE £675,000 FREEHOLD

Winkworth

for every step...

A beautifully presented four bedroom modernised detached home.

1Bramshaw Way, Barton-on-Sea BH25 7ST

Price £675,000 Freehold

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Situation:

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:

A beautifully presented and modernised four bedroom extended detached home sited on a good-sized corner plot with attractive easy to maintain landscaped garden with garden chalet, just a short walk from Barton-on-Sea cliff top.

The spacious open plan kitchen/diner/family room is the hub of the home, with a well fitted kitchen made up of contrasting base and wall units, and fully integrated kitchen appliances. The large profile tiles flow throughout helping the flow of the room, there is ample space for dining area and family area. The further double aspect living room is also a good size room, with a focal "media wall" with fitted electric fireplace.

Completing the downstairs accommodation is a guest cloakroom.

Upstairs there are four generously sized bedrooms, two of which have built in wardrobes.

The principal bedroom has a tiled, modern en-suite comprising large walk-in shower with a large rainfall shower head. The family bathroom has been fitted with a luxurious bathroom suite.

The rear garden has been thoughtfully designed with areas of lawn, patio and a superb garden chalet which has power and lighting, offering a versatile space for a gym, home office or garden room.

A double driveway provides off road parking and leads to the double garage which has power and light. The garage is split into two via a stud partition which incorporates a large utility area with sink, space for washing machine, dryer, fridge and freezer.

Summary:

- Spacious open plan kitchen/living room
- Four bedrooms, one with ensuite
- Family bathroom and guest cloakroom
- Rear garden laid to lawn with patio area
- Versatile garden chalet with power and lighting
- Double width driveway
- Double garage partitioned off to make utility area
- BCP Council Tax Band E

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

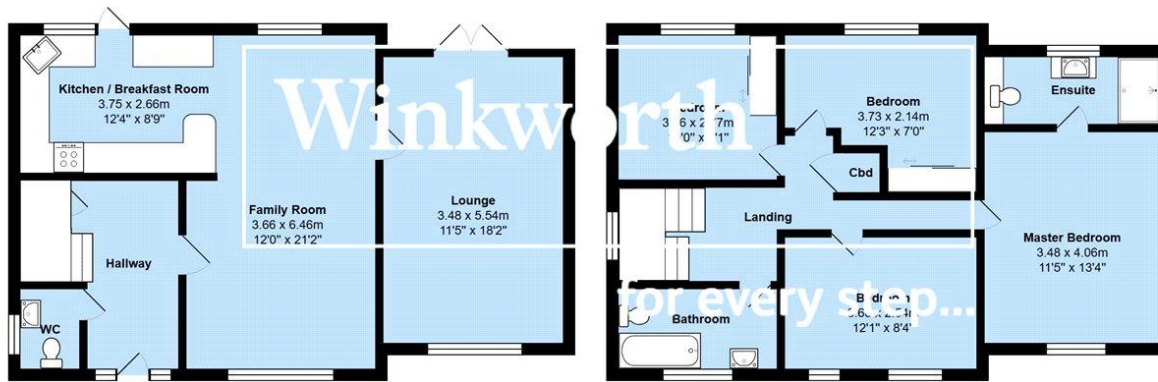
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

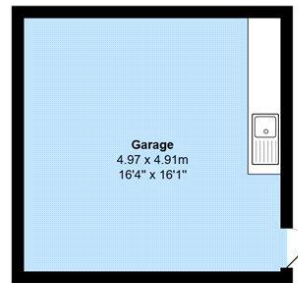
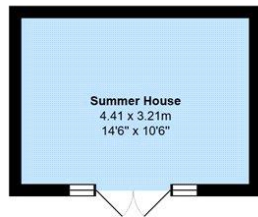
* <https://checker.ofcom.org.uk/> used for information regarding service availability





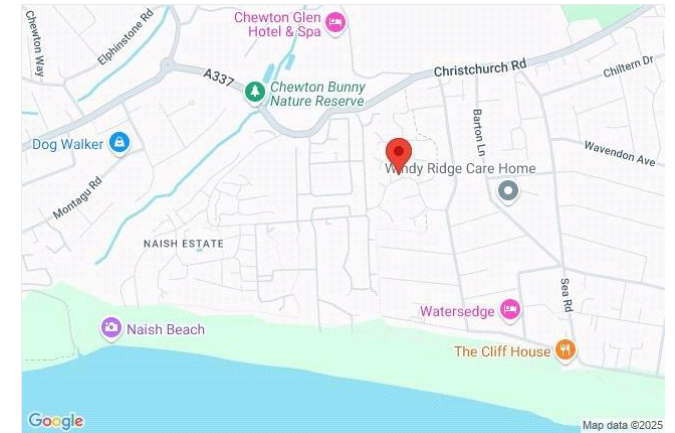
Ground Floor

First Floor



Total Area: 165.4 m² ... 1780 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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