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10A GLEN CLOSE, BARTON-ON-SEA BH25 7QD [GUIDE PRICE £1,000,000](#) **FREEHOLD**

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# Spacious modern house in Barton-on-Sea close to cliff top and Chewton Glen.

10A Glen Close, Barton-on-Sea BH25 7QD  
Guide Price £1,000,000 **Freehold**

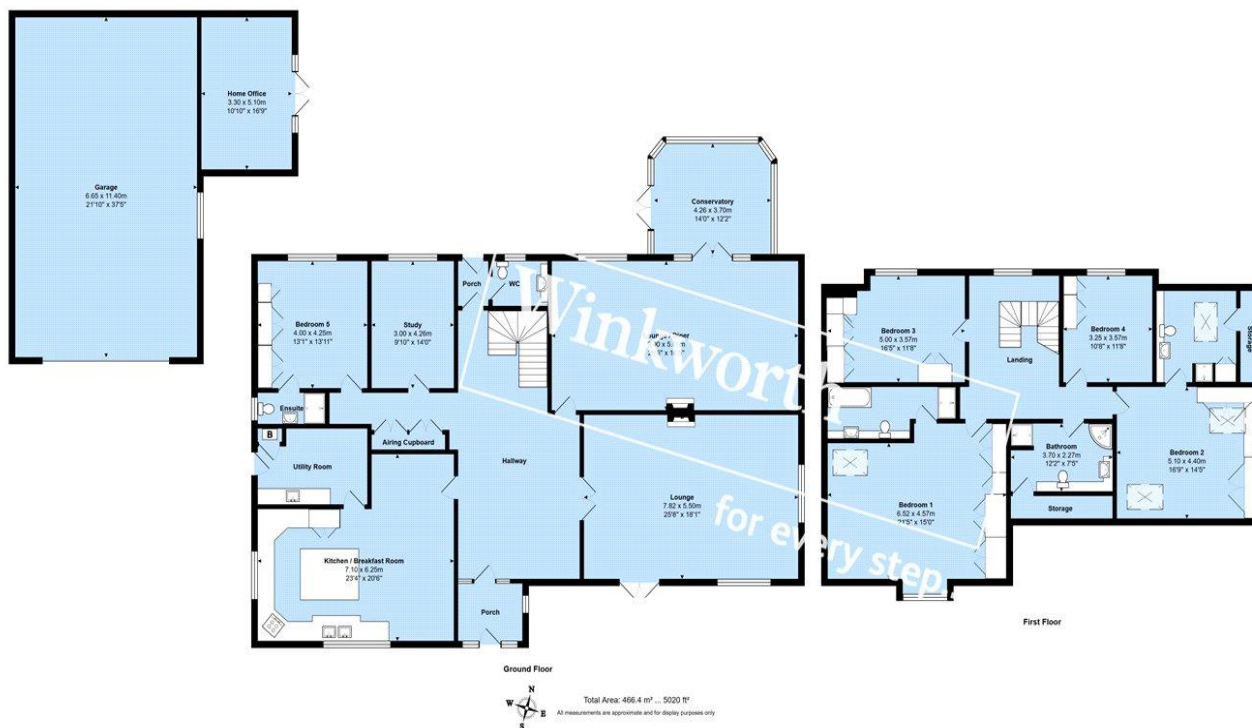
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<p><b>Location:</b></p> <p>Barton-on-Sea is beautifully situated in Hampshire close to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National 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 with RSPB Arne (The base of 2024’s BBC Springwatch).</p> <p>The local area has an excellent choice of schools along with a wide range of amenities, shopping (inc. the newly opened Co-op on Sea Rd) and transport facilities. New Milton Train station is circa 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&amp;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 circa 2m / 6 mins * by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen / The Kitchen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).</p> <p>NFDC Council Tax Band G</p>	<p><b>Description:</b></p> <p>An exceedingly spacious, bright and well-presented house arranged over two floors, set behind electric gates with secluded gardens and expansive driveway parking space.</p> <p>The driveway is lined with apple trees and leads to the front door of the property, with its bright and airy porch, leading through into an exceedingly spacious and impressive entrance hall.</p> <p>Double doors open into the living room which features a stylish gas fireplace. French windows open out into a south facing garden, a sunny and secluded spot, ideal for entertaining.</p> <p>Next to the living room is a second reception room/dining room which is also a superb size. This room also features a contemporary style gas fireplace and leads through to the conservatory which overlooks the rear garden.</p> <p>The kitchen/dining room has an extensive range of fitted cabinets along with integrated appliances. It’s another very bright room, being double aspect and features a convivial central island/breakfast bar. Other features include an attractively tiled floor and granite worktops. There’s ample room for table and chairs and leads through to the utility room.</p> <p>The study is well equipped for purpose with a fitted desk and excellent storage. Also on the ground floor is a bedroom with fitted wardrobes and an ensuite shower room.</p> <p>An impressive turning staircase leads to the bright first floor landing.</p>	<p>The primary bedroom is spacious, with an extensive range of fitted wardrobes and eaves storage. Its en-suite is complete with a bath, shower, basin and WC.</p> <p>The second bedroom has fitted wardrobes and its own en-suite shower room.</p> <p>The third good-sized bedroom, also with fitted wardrobes, overlooks the rear garden. The fourth bedroom also has a good range of fitted cupboards. The family bathroom includes a shower cubicle, corner bath, hand wash basin and WC.</p> <p>Agents Note: The property is equipped with solar panels, a storage battery and diverter.</p> <p><b>Outside:</b></p> <p>The driveway is block paved and offers extensive parking. Lined with fruit trees, it leads to a sizeable quadruple garage.</p> <p>Attached to the garage is a versatile brick-built outdoor office with a pitched roof, ideal for use as a home office, gym, or additional accommodation with the potential for annexe-style living, (subject to obtaining any necessary consents).</p> <p>To the front aspect is a small south-facing front garden laid with astroturf. The rear garden is laid to lawn, with a patio area accessible from the conservatory and a path leading to the outdoor office. A side access gate provides entry to the garage. The rear garden is secluded and well-screened with wall and hedging and features raised borders.</p> <p>No forward chain.</p>
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## 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 affecting the sale of the property under “Part C” of Material information.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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