



MEADOW WAY, BARTON ON SEA
OFFERS IN THE REGION OF £900,000

Winkworth



Barton-on-Sea is a very popular coastal village, with its beautiful beaches and is conveniently situated between Lymington to the East along with stunning Christchurch Harbour, Hengistbury Head and Bournemouth to the West.

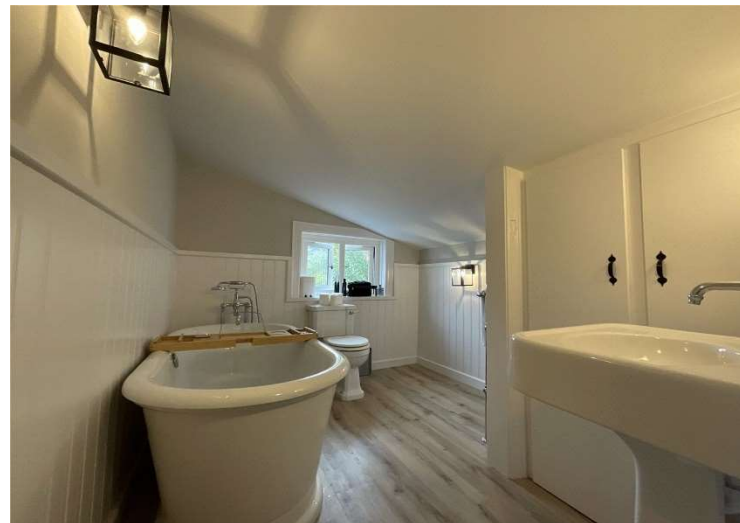
The front door leads into an enclosed porch, with further entry to the:

Open Plan Sitting Room

A spacious yet cosy room forming the downstairs area of the original cottage. With fireplaces at either end and two box bay windows with window seats to the front. A door then leads to the:

Sun Room

A further spacious reception room with a box bay window to the front and sliding patio doors to the rear, leading out to the patio and garden.



Kitchen

Contemporary modern kitchen presented in chic black and white with stunning white quartz work surfaces counter and kickplate pelmet lighting. Also fitted and built-in appliances including a breakfast bar, Neff dishwasher, Neff double oven, Neff fridge and freezer. Window to the rear with views over the garden, as well as door giving access out to the side and rear of the property.



Internal Hallway

With storage cupboards, one of which houses the boiler and a small utility room with ample space for laundry appliances.

Double Bedroom

One with windows overlooking the garden.

Double bedroom Two

With windows overlooking the front aspect and built in wardrobes.

Double bedroom three

With Feature fireplace small storage cupboard and window to side aspect.

A downstairs shower room which features exceedingly attractive traditional style sanitary ware and heated towel rail.

First floor landing, Storage cupboard.

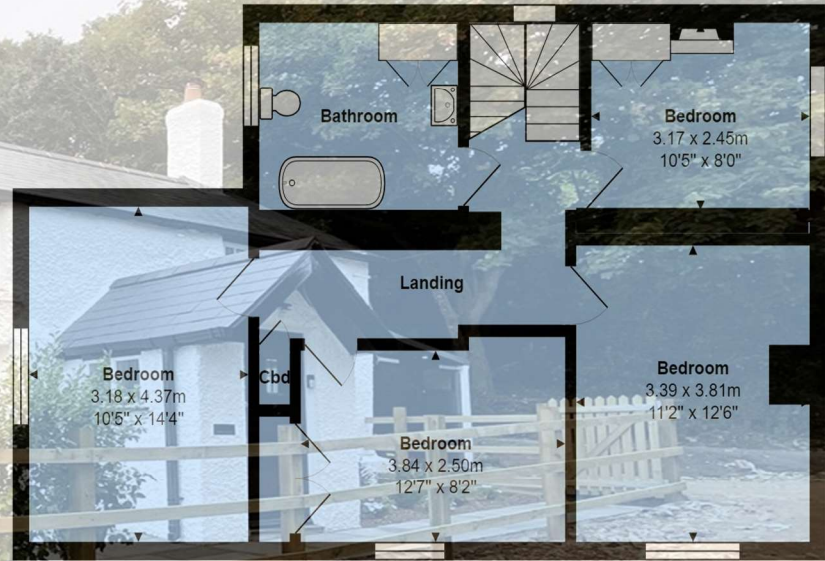
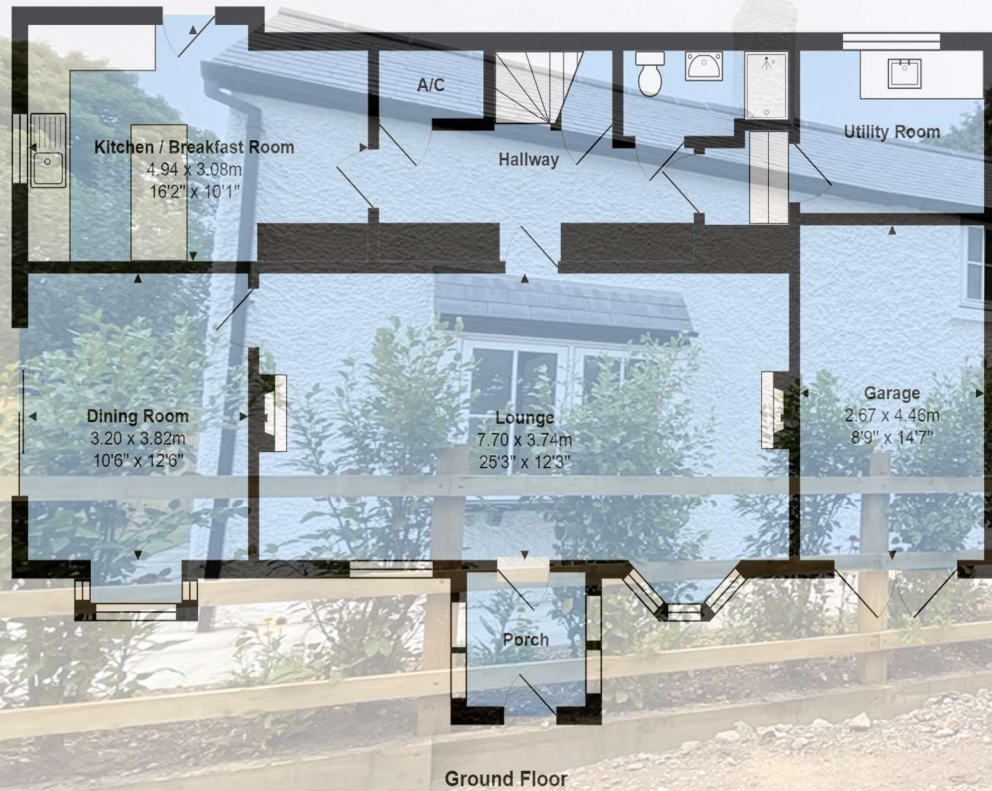
Bathroom with stunning period style roll top bath, pedestal basin and sanitary ware. Also, period style radiator towel rail. Windows to rear aspect and good size cupboard for storage.

The Garden

The garden features a sandstone patio area, new lawn and attractive flower and shrub borders. All the gates and fencing are new.

There is parking for two cars.





Total Area: 166.8 m² ... 1796 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 | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (35-54) | E | | |
| (21-34) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

Current Rating: **62** (Yellow)

Potential Rating: **77** (Green)

Milford on Sea | 01590 642641 |

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