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11 SPINDLEWOOD CLOSE, BARTON-ON-SEA BH25 7EW PRICE £975,000 FREEHOLD

Winkworth

for every step...

An exceedingly large, detached bungalow, located in a quiet cul-de-sac.

11 Spindlewood Close, Barton-on-Sea
BH25 7EW Price £975,000 Freehold

01425 270 055
highcliffe@winkworth.co.uk

Situation:

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 popular Barton-on-Sea Golf course is a short drive away (1.5 miles).

The local train station provides direct links to London Waterloo from New Milton. There are excellent local airport links from both Southampton and Bournemouth, as well as ferry links to the Isle of Wight from Lymington.

Description:

Entrance porch leading through into the entrance hall.

The main reception space features interconnecting living and dining rooms and a study (currently used as an additional bedroom). The reception area then leads through into the conservatory.

The kitchen is superbly fitted with an extensive range of wall and base cabinets and a breakfast bar. There is also a range of integrated appliances, including a range

cooker and a Neff built in microwave oven. The back door leads out to the side of the house.

The utility room has a window to the side aspect and ample space for a freezer and laundry appliances. The integral double garage has twin electrically operated up and over doors. There is also a room currently used as a music room but could be used as storage.

There is a high-quality shower room with ample storage and a cupboard housing the high-pressure tank and heating controls.

The principal bedroom has a walk-in dressing room with a range of fitted wardrobes and drawers, which leads through to an ensuite shower room which also features a Jacuzzi bath.

Bedroom two has an ample range of bespoke fitted wardrobes and drawers.

Bedroom three, which is currently used as a study.

Outside, the driveway has ample parking and is attractively landscaped with attractive mature shrubs with side access conveniently at either side of the house.

The rear garden is south facing and beautifully landscaped with a lawn and an extensive range of attractive trees and shrubs. There are also two garden sheds.

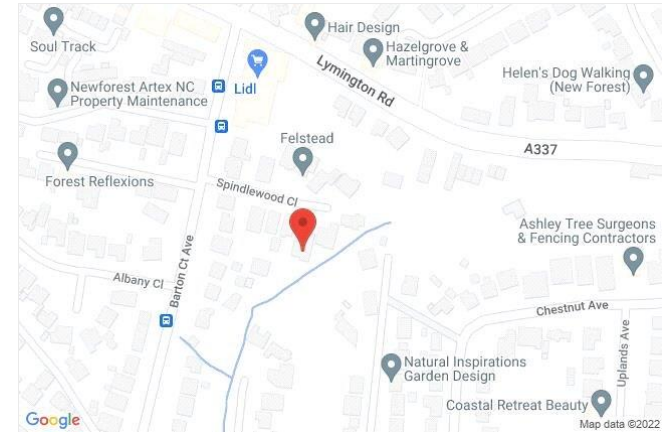
Summary:

- Four Bedrooms
- Two reception rooms
- Two bathrooms
- Garden
- Conservatory
- Double garage
- Off street parking
- Council tax band F

Directions:

From the Highcliffe office turn right and continue along the A337, at the roundabout take the second exit and continue to the crossroads/traffic lights, turn right into Barton Court Avenue then first left into Spindlewood Close.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(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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