

17 Barton Court Road

New Milton, BH25 6NW

SPENCERS



17 BARTON COURT ROAD

NEW MILTON

An attractive and individual four-bedroom detached bungalow, set within a generous and secluded plot, conveniently positioned within walking distance of New Milton town centre and mainline railway station. Offering approximately 1,138 sq. ft. of versatile and well-maintained accommodation, the property is complemented by beautifully established gardens, ample off-road parking, a detached garage and a charming timber summerhouse.

Offered with no forward chain.

The Property

Entrance Hall • Sitting/Dining Room • Kitchen • Four Bedrooms • Family Bathroom • Shower Room

Grounds & Gardens

Beautifully Established Gardens • Ample Off-Road Parking • Detached Garage • Timber Summerhouse

Guide Price £650,000

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The Property

A welcoming entrance hall leads through to the principal accommodation, including a spacious L-shaped sitting/dining room. Enjoying a delightful dual aspect, this bright and inviting reception space features a walk-in bay window overlooking the gardens, with ample room for both comfortable seating and dining.

The kitchen is fitted with a comprehensive range of timber wall and base units, complemented by contrasting work surfaces and integrated appliances, including an electric oven, hob, extractor, dishwasher, fridge and separate freezer. A large window provides a pleasant outlook over the rear garden, while an adjoining lobby offers direct garden access and a useful walk-in storage cupboard.

The property offers four well-proportioned bedrooms, providing flexibility to suit a variety of lifestyles. The principal bedroom is a generous double featuring an extensive range of fitted wardrobes, while the second bedroom is another comfortable double enjoying a pleasant garden outlook. The third bedroom provides further accommodation for family or guests, while the fourth lends itself particularly well to use as a home office or study.

Serving the bedrooms is a beautifully appointed contemporary bathroom, featuring a panelled bath with shower over, wash basin with vanity storage and WC, together with underfloor heating and a heated towel rail. A separate, fully tiled shower room provides additional convenience, with a generous shower enclosure, contemporary fittings and the added comfort of underfloor heating.













FLOOR PLAN

Approximate Area = 1190 sq ft / 110.5 sq m
Garage = 167 sq ft / 15.5 sq m
Summer House = 125 sq ft / 11.6 sq m
Total = 1482 sq ft / 137.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1546949

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







Grounds & Gardens

Outside, the property sits within a wonderfully established and private plot, with gardens extending around all four sides. Mature trees, attractive planting and well-stocked borders create a peaceful setting, while the front and side gardens feature a combination of shingle and paved areas, providing both character and ease of maintenance.

The rear garden is particularly appealing, with a generous lawn framed by colourful planting and mature shrubs. A timber pergola and adjoining paved terrace offer an inviting setting for outdoor dining and entertaining, while a substantial timber summerhouse, measuring approximately 4m x 3m, opens onto an Indian sandstone patio. This charming addition provides a versatile space for relaxation, hobbies or home working.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 65 Potential: 75

Services: All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick & block
Flood Risk: Very low
Parking: Driveway & garage

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property.
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.

Points of Interest

Barton on Sea Cliff Top	1.3 miles
The Cliff House Restaurant	1.3 miles
The Arnewood School	0.7 miles
Tesco Superstore	0.7 miles
New Milton Centre & Train Station	0.6 miles
New Forest	5.6 miles
Bournemouth Airport	9.7 miles
Bournemouth Centre	12.5 miles
London	100 miles



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk