

43 The Martells

Barton on Sea, New Milton, BH25 7BG

SPENCERS

43 THE MARTELLS

BARTON ON SEA

An impressive and beautifully presented four-bedroom detached home, offering approximately 1,890 sq ft of spacious and versatile accommodation, situated in a highly desirable residential setting in Barton on Sea, within easy reach of the picturesque cliff top and The Meadow. The property features a stylish contemporary kitchen/dining room, a superb garden-facing sun room, three further reception rooms including a dedicated study, and beautifully appointed bathrooms.

Outside, the attractive rear garden, paved terrace and substantial detached double garage further enhance the appeal of this exceptional home, perfectly positioned to enjoy the relaxed coastal lifestyle and beautiful surroundings of Barton on Sea.

Ground Floor

Kitchen/Dining Room • Utility • Sitting Room • Sun Room • Snug

• Study • WC

First Floor

Principal Bedroom with En Suite • Three Further Bedrooms

• Family Bathroom

Grounds & Gardens

Detached Double Garage • Rear Garden • Paved Terrace

• Off-Road Parking

Guide Price £700,000

4 3 2





The Property

The property is approached via a welcoming entrance hall, providing access to the principal ground-floor rooms, with a staircase rising to the first floor.

The sitting room is a beautifully proportioned reception room, enjoying plenty of natural light through a large front-facing bay window. An attractive contemporary fireplace provides a focal point, complemented by bespoke shelving and display areas, creating an elegant yet comfortable space in which to relax.

The snug offers a further reception room, providing a cosy and versatile retreat, ideal as an informal sitting room, television room or additional space for family members.

The study is particularly well suited to those working from home, featuring fitted office furniture and offering a dedicated, practical workspace away from the principal living areas.

The kitchen/dining room is stylishly appointed with an extensive range of sleek, high-gloss cabinetry, contrasting dark work surfaces and integrated appliances. Contemporary finishes enhance the overall appearance, while generous space for a dining table makes this an ideal setting for everyday meals and informal entertaining.

The sun room is a particularly impressive feature of the home, extending to over 21 ft in length and enjoying an abundance of natural light through its extensive glazing. With delightful aspect across the rear garden and ample space for both comfortable seating and dining, this wonderfully inviting room provides an excellent connection to the outside, with doors opening directly onto the terrace.

The utility room offers valuable additional storage and laundry facilities, keeping everyday household tasks conveniently separate from the main kitchen. A ground-floor cloakroom completes the accommodation on this level.











The Property Continued…

On the first floor, the principal bedroom is a generously proportioned double room, benefiting from an extensive range of fitted wardrobes and providing a comfortable and peaceful retreat.

Bedroom two is another well-sized room, offering excellent accommodation for family members or guests, with flexibility for a variety of furniture arrangements.

Bedroom three provides further comfortable bedroom accommodation, equally suitable for family use or visiting guests.

Bedroom four offers additional versatility, ideal as a child's bedroom, guest room or alternative home office, depending on individual requirements.

The family bathroom is attractively finished in a contemporary style, complemented by a separate shower room, providing convenient facilities for a busy household.







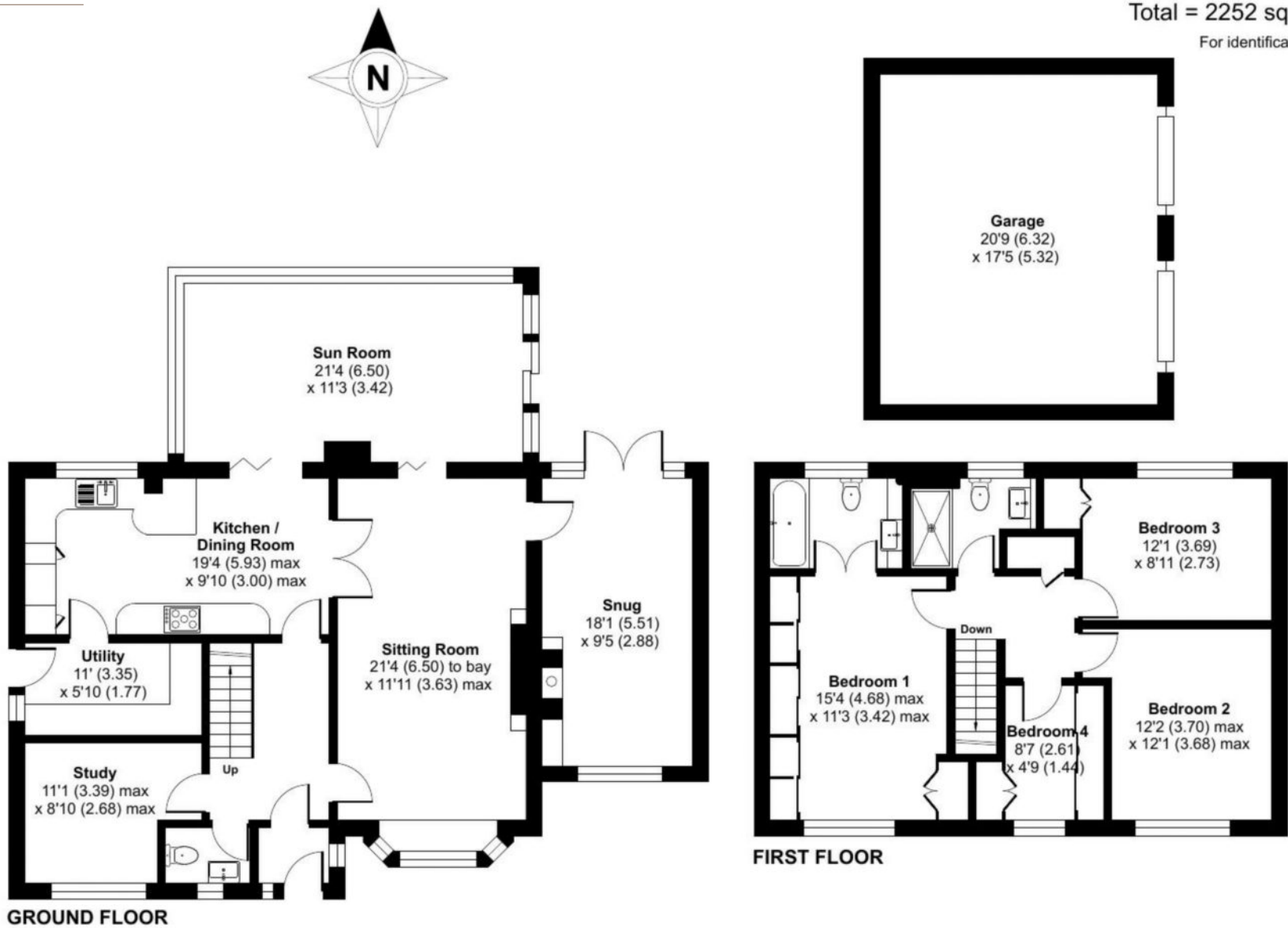






FLOOR PLAN

Approximate Area = 1890 sq ft / 175.5 sq m
Garage = 362 sq ft / 33.6 sq m
Total = 2252 sq ft / 209.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The rear garden provides an attractive setting, with an established backdrop of mature shrubs and planting. A paved terrace offers an inviting space for outdoor dining and relaxation, while the substantial detached double garage, measuring approximately 20 ft 9 in by 17 ft 5 in, provides excellent parking and storage facilities.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 74 Potential: 78

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Double garage & driveway

Broadband: Satellite broadband

Ultrafast broadband with speeds of up to 75 Mbps is available at the property (Ofcom).

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

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.





The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and clifftop views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is popular with dog walkers while the cliff top attracts Paragliders.

Barton has a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses on leafy Barton Common Road.

Popular with retirees, Barton has been discovered by young families, attracted by the relaxed outdoorsy lifestyle, with coast on one side and New Forest on the other, plus good state and independent schools; these include Durlston Court and Ballard School, both rated 'excellent'.

Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.

Points of Interest

Barton on Sea Cliff Top	1.1 miles
Pebble Beach Restaurant	1.0 miles
Tesco Superstore	1.1 miles
The Cliff House Restaurant	1.3 miles
New Milton Centre and Train Station	1.3 miles
Chewton Glen Hotel & Spa	1.9 miles
Ballard School	2.0 miles
Highcliffe	2.9 miles
Bournemouth Airport	10.3 miles
Bournemouth Centre	13.1 miles
London	101 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