

Myrtle Cottage

Barton on Sea, New Milton, BH25 5PW

SPENCERS







Myrtle Cottage is a spacious three-bedroom detached bungalow offering approximately 1,541 sq ft of accommodation. The property sits within an attractive mature plot with generous gardens, extensive driveway parking and a detached double garage, while also offering excellent scope for a new owner to update and personalise.

The Property

The entrance hall sits centrally within the bungalow and leads through to the principal living accommodation. The sitting room is particularly generous, with a fireplace forming the focal point and plenty of natural light from the surrounding windows.

The separate dining room provides a good space for family meals and entertaining and connects directly with the conservatory, creating a pleasant link with the garden. The conservatory itself offers an additional reception area with views across the grounds.

The kitchen is well proportioned with a practical layout and is complemented by a separate utility room, providing useful additional storage and laundry space.

There are three bedrooms, including a comfortable principal bedroom and two further versatile rooms, together with bathroom and shower facilities.

OIEO £700,000

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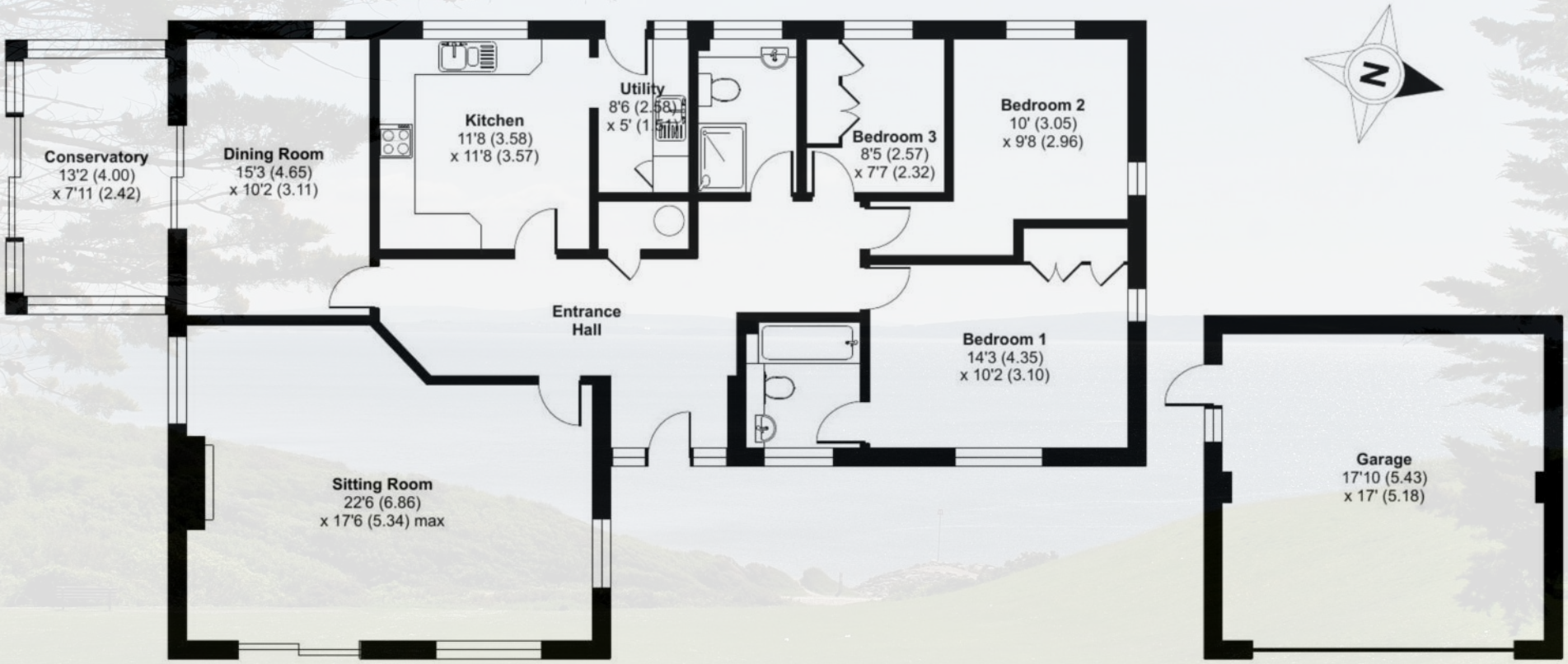






FLOOR PLAN

Approximate Area = 1541 sq ft / 143.2 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 1844 sq ft / 171.3 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.
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Grounds & Gardens

Outside, the gardens are a real feature of the property, wrapping around the bungalow with broad lawns, mature hedging, established trees and planted borders. There are paved seating areas close to the house, while the generous plot gives the property an attractive sense of space and privacy.

A detached double garage sits away from the main house and provides excellent secure parking and storage, while the driveway offers ample additional off-road parking.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 67 Potential: 75

All mains services connected
Heating: Gas central heating

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

Broadband: The property does not currently have a broadband connection.

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

Tesco Superstore	0.8 miles
Barton on Sea Cliff Top	1.0 miles
New Milton Centre and Train Station	1.1 miles
Pebble Beach Restaurant	1.4 miles
The Cliff House Restaurant	1.7 miles
Chewton Glen Hotel & Spa	1.8 miles
Highcliffe	2.8 miles
Bournemouth Airport	10.3 miles
Bournemouth Centre	14.4 miles
London	101 miles



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