

2 Kingfisher Cottages

The Meadows, Barton on Sea, New Milton, BH25 7FJ

SPENCERS













Situated in a highly sought-after enclave of Barton on Sea, this deceptively spacious, three-bedroom semi-detached residence offers light-filled, flexible accommodation tailored for effortless, low-maintenance living. Built to a high standard by Coltens, the home combines modern comfort with absolute peace of mind for buyers aged 55 and over, benefiting from a 24-hour Careline system and manicured communal surroundings.

The Property

A warm and spacious entrance hall with stairs rising to the first-floor landing, useful under-stairs storage options, and direct access to the main living areas, kitchen, and ground-floor shower room.

An expansive, bright, and airy principal reception room positioned to the rear of the property. Flooded with natural light through large rear-aspect double-glazed windows.

A smartly appointed, modern kitchen fitted with a comprehensive range of wall, base, and drawer units complemented by contrasting worktops and matching splashbacks. Includes an integrated oven, gas hob with extractor canopy above, sink unit below a front-aspect window, and space for additional freestanding white goods.

An exceptionally versatile room offering flexible living choices. Perfect as a ground-floor double bedroom, formal dining room, or home office/snug. Features pleasant views over the rear patio and communal gardens.

£375,000

3 1 2



The Property Continued…

Ground floor bedroom conveniently located directly opposite Bedroom Three/Reception Two. Fully tiled and featuring a modern suite comprising a walk-in shower cubicle, low-level WC, pedestal wash hand basin, and radiator.

A bright landing area benefiting from a Velux window for natural light. Incorporates a highly practical study recess.

A generously proportioned primary bedroom benefiting from built-in double wardrobes with mirrored sliding doors. Ample room for additional bedroom furniture, door leading directly into the private en-suite bathroom. Fitted with a complete three-piece suite comprising a panelled bath with handheld shower attachment, low-level WC, wash hand basin with mirror above, and tiled splashback areas.

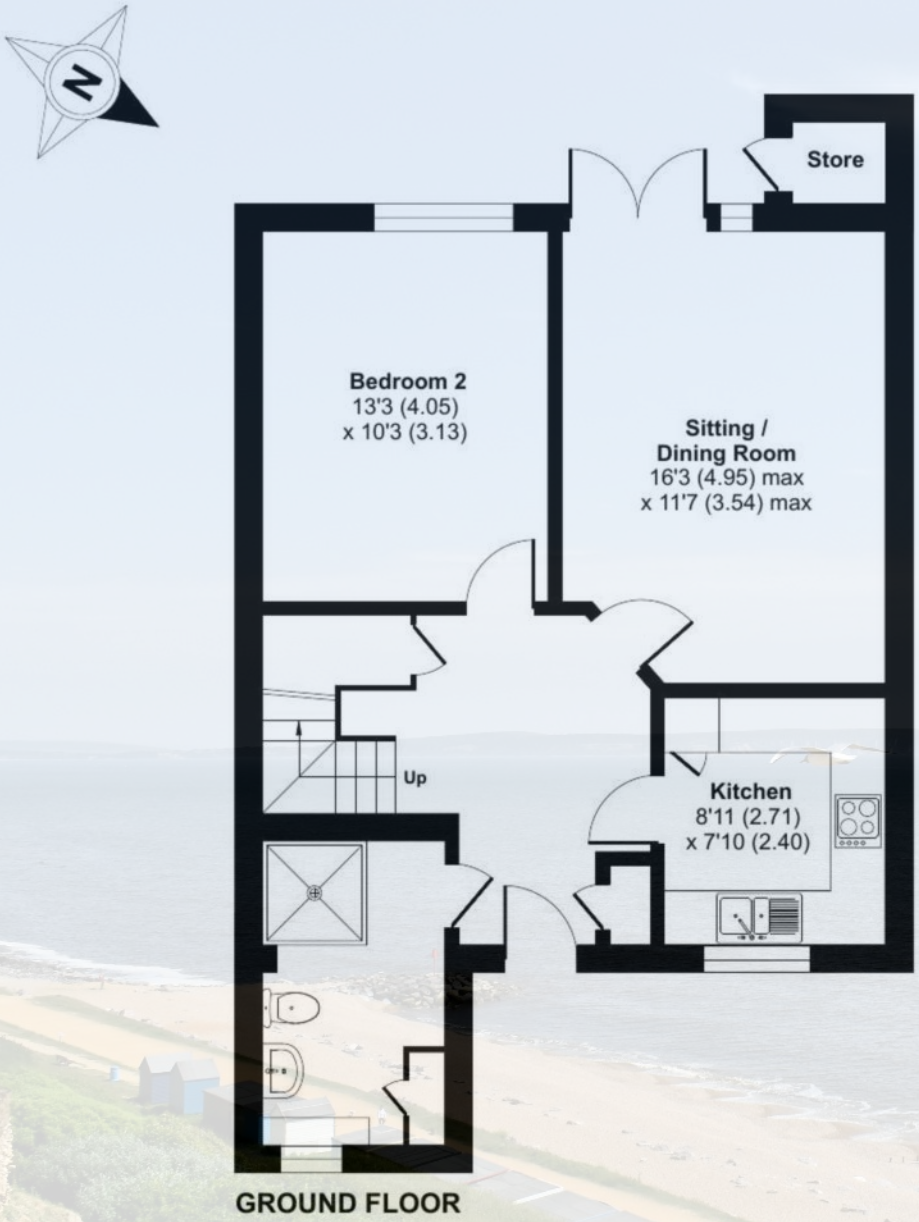
A bright second upstairs double bedroom, ideal for guests or family visits, featuring a large double-glazed window and neutral carpets.

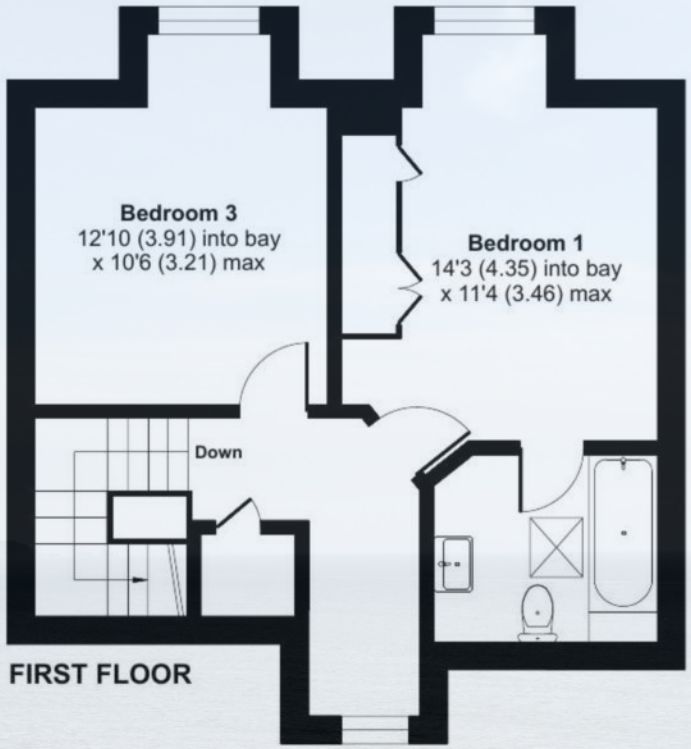




Approximate Area = 1075 sq ft / 99.8 sq m (excludes store)

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. Produced for Spencers of the New Forest Ltd. REF: 1511781

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.





Offered for sale with no onward chain, this home presents a rare turn-key opportunity in a prime coastal location.

Grounds & Gardens

To the rear, the property enjoys a low-maintenance, paved private patio area ideal for outdoor seating, potted plants, and alfresco dining. The patio borders directly onto the beautifully landscaped communal gardens maintained by the estate.

An allocated off-street parking bay is situated directly to the front of the property, with additional communal visitor parking spaces nearby.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 76 Potential: 86
Flood Risk: Very low
Superfast broadband with speeds of up to 80 mbps is available at the property (Ofcom).

The heating system and services have not been independently verified. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to these details prior to purchase.

We have been advised by a third party that a service charge may apply, but this has not been independently verified and no details of the amount or frequency of any such charge have been confirmed.

The property is being sold by attorneys acting under a Power of Attorney. The seller's representatives have been unable to verify certain information relating to the property at the time of marketing. Where information has not been independently verified, this is expressly identified in these particulars. Prospective purchasers should rely on their own legal and professional advisers and satisfy themselves as to all matters affecting the property prior to exchange of contracts.





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	0.9 miles
Pebble Beach Restaurant	0.9 miles
Chewton Glen Hotel & Spa	0.9 miles
New Milton Centre and Train Station	0.9 miles
The Cliff House Restaurant	1.0 miles
Tesco Superstore	1.2 miles
Highcliffe	2.0 miles
Bournemouth Airport	9.4 miles
Bournemouth Centre	12.2 miles
London (1 hour 45 mins by train)	99.4 miles



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