

3 Moorland Avenue

Barton on Sea, New Milton, BH25 7DB

SPENCERS













Offered with no forward chain, this attractive and characterful four-bedroom detached family home is set within a mature plot in a sought-after position in Barton on Sea.

The Property

The property is approached through an entrance porch which opens into a welcoming hallway, providing access to the principal ground-floor rooms.

The sitting room is a comfortable and characterful reception space positioned to the front of the house, centred around a brick fireplace and flowing through via glazed doors into the adjoining morning room. Overlooking the rear garden, this creates a particularly pleasant everyday living space with direct access outside.

A separate dining room provides an excellent setting for more formal entertaining and enjoys views across the garden, while a further brick fireplace adds to the character of the room.

The kitchen is generously proportioned and fitted with a range of Shaker-style cabinetry together with integrated appliances. Windows to both the front and rear allow for plenty of natural light, while a rear lobby provides further access to the garden. Of particular note is a secondary staircase rising from the kitchen to the fourth bedroom/study above, offering an unusual degree of flexibility and potential for those working from home, older children or visiting guests. A ground-floor cloakroom completes the accommodation on this level.

On the first floor, the principal bedroom enjoys a dual aspect together with fitted wardrobes and useful eaves storage. There are two further bedrooms served from the main landing, while bedroom four, currently arranged to also function as a study, can be accessed both from bedroom three and independently via the secondary staircase.

The bedrooms are served by a family bathroom incorporating both a bath and separate shower, together with an additional separate cloakroom.

£700,000

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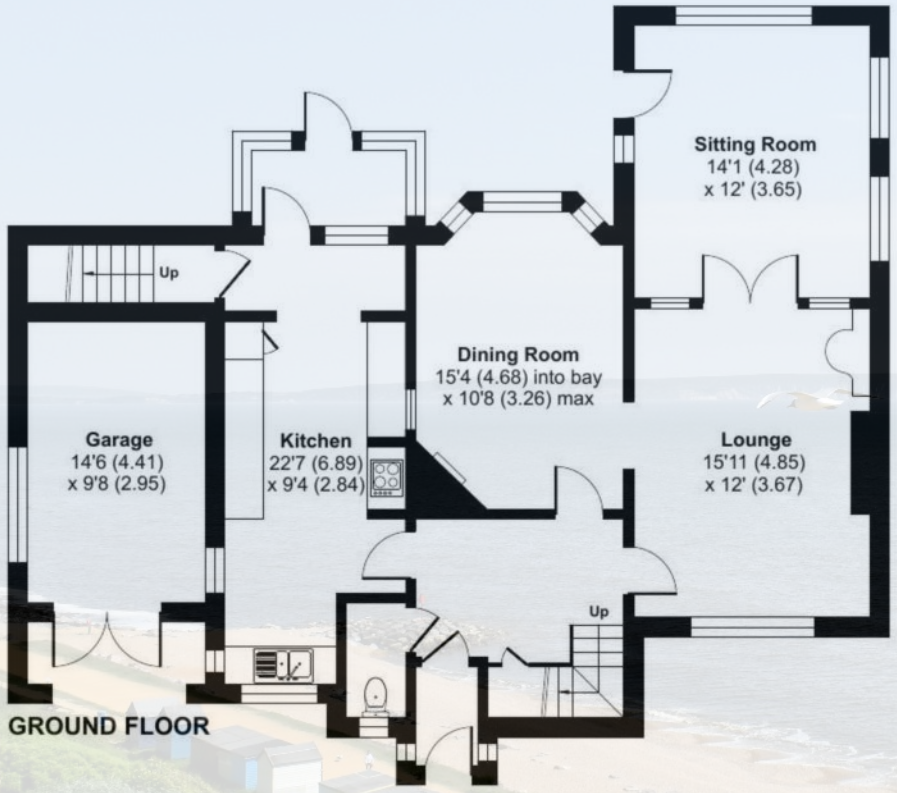


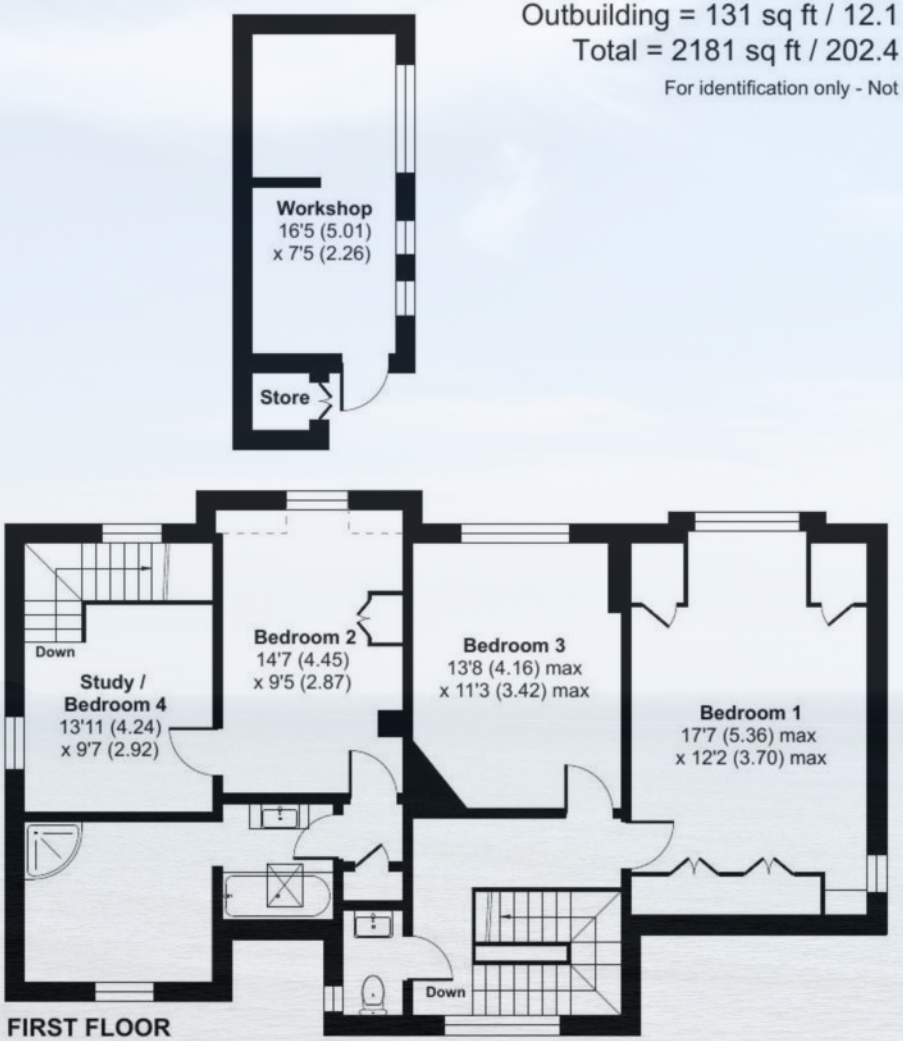




Approximate Area = 1905 sq ft / 176.9 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 131 sq ft / 12.1 sq m
Total = 2181 sq ft / 202.4 sq m
For identification only - Not to scale

Denotes restricted head height





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.

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: 1515502





The property offers generous and versatile accommodation, including three reception rooms, together with a superb south-facing rear garden extending to approximately 100 feet, combining individual charm with excellent scope for further enhancement, subject to the necessary planning permissions.

Grounds & Gardens

The gardens are a particular feature of the property. To the front, mature planting, established shrubs and areas of lawn create an attractive approach and provide a good degree of screening. Gates open onto the driveway, which provides off-road parking and leads to the integral garage.

The rear garden enjoys a desirable southerly aspect and extends to approximately 100 feet. Predominantly laid to lawn and framed by established trees, shrubs and planting, it offers an excellent sense of privacy and provides a wonderful setting for outdoor dining, entertaining and family life. A range of useful outbuildings includes a substantial timber workshop, summerhouse, potting shed and further garden storage, providing considerable flexibility for hobbies, storage or garden use.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 60 Potential: 78
Property Construction: Traditional brick and block

Services: All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline.
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).





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	0.6 miles
Pebble Beach Restaurant	0.6 miles
Chewton Glen Hotel & Spa	1.0 miles
New Milton Centre and Train Station	1.0 miles
The Cliff House Restaurant	1.0 miles
Tesco Superstore	1.2 miles
Highcliffe	2.0 miles
Christchurch Harbour Hotel	4.6 miles
Christchurch	5.8 miles
Bournemouth Airport	9.6 miles
Bournemouth Centre	12.3 miles
London	101 miles



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