

52 Chestnut Avenue

Barton On Sea, BH25 7BH

SPENCERS COASTAL


BREAD
THE COOK BOOK











A charming period cottage situated within private south-west facing gardens, positioned along a highly desirable tree-lined avenue, within easy reach of Barton cliff top and Long Meadow Green.

The Property

The property is accessed via an entrance porch providing cloak storage and attractive tiled flooring, which opens through into the reception hallway. This offers access to the ground floor accommodation along with understairs storage and a WC.

To the right-hand side of the hallway, overlooking the front garden, is a delightful dual-aspect living room with feature bay and sash windows, and a log burner providing an inviting focal point.

On the opposite side of the hallway is a well-proportioned reception room overlooking the rear garden, currently used as a snug and study area.

To the rear of the property is a generous dining room which in turn opens into a bright and airy kitchen. This space benefits from a vaulted ceiling with Velux windows and wall-to-wall sliding doors, allowing for an abundance of natural light.

The kitchen features tiled flooring throughout and a good range of two-tone wall, floor, and drawer units with wooden worksurfaces over. A central island unit provides additional storage. Integrated appliances include a double oven and a five-ring gas burner with extractor fan over.

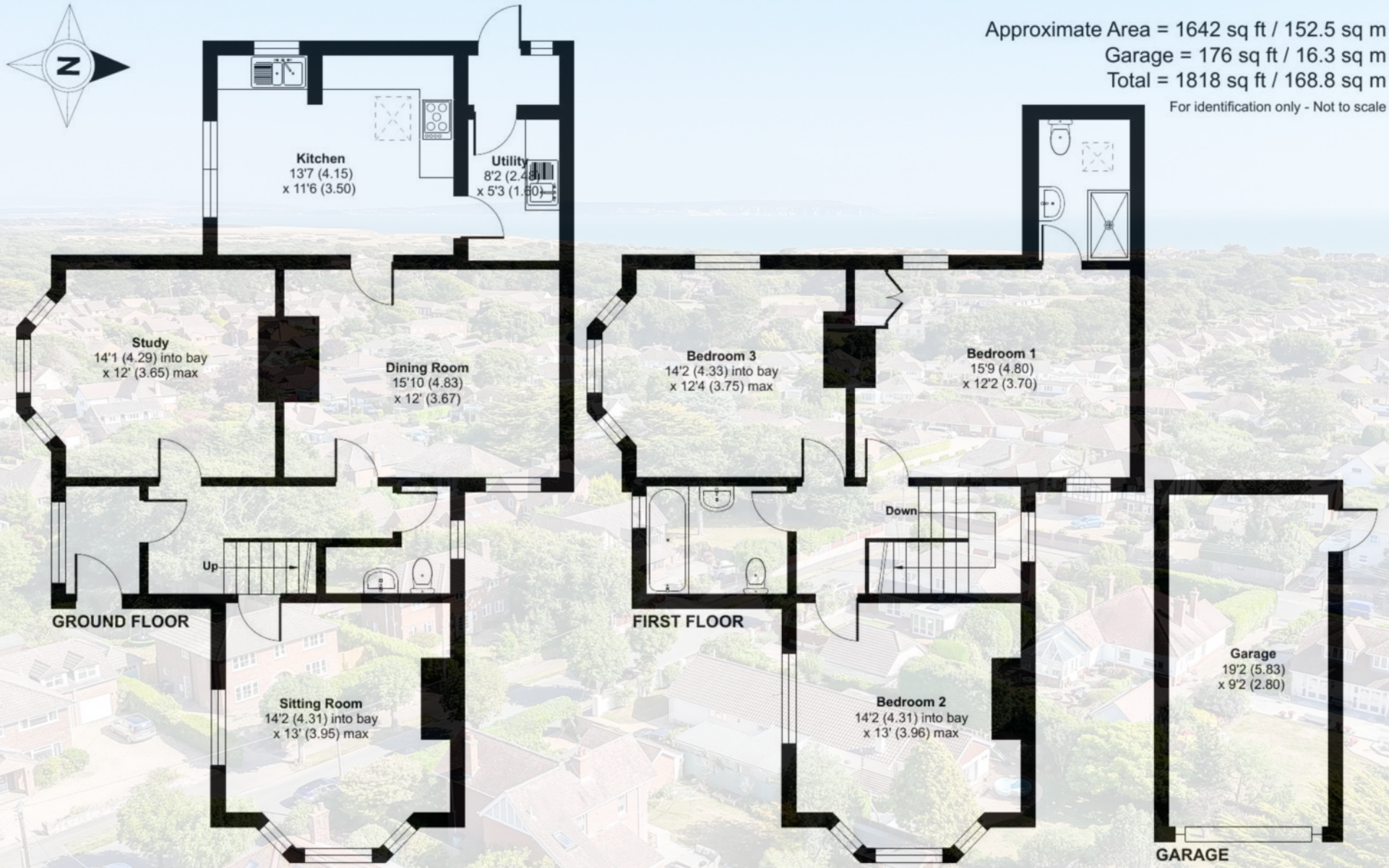
Adjacent to the kitchen is a useful utility room offering additional worksurface and storage space, with a side access door into the garden.

£800,000

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FLOOR PLAN

Approximate Area = 1642 sq ft / 152.5 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1818 sq ft / 168.8 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 2025. Produced for Spencers of the New Forest Ltd. REF: 1329180











The property has been sympathetically modernised over the years, retaining its character features, and offers three double bedrooms, two bathrooms, three reception rooms, as well as ample off-road parking, a detached garage, and a car port.

The Property Continued…

From the hallway, an attractive panelled staircase rises to the first floor accommodation, where there are three double bedrooms, two of which feature attractive bay windows and are served by a stylish three-piece family bathroom.

The primary bedroom enjoys a pleasant dual aspect and generous proportions, with ample space for furniture and storage, along with a modern en-suite shower room.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 60 Potential: 78

Services: Mains gas, electric, water and drainage
Heating: Gas Central Heating

Flood Risk: Very Low

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, buyer to check with their provider for further clarity.



Outside

The property is approached via a sweeping gravel driveway leading to the detached single garage and separate car port, complete with EV charger. A side gate leads into the gardens.

The gardens are a true highlight of the property, enjoying a lovely south-westerly aspect. They wrap around the cottage and are bordered by mature shrubs, enclosed by established trees and closeboard fencing, offering a high degree of privacy. Adjacent to the kitchen is a raised patio area – an ideal spot for alfresco dining.

Property Video

Point your camera at the QR code to view
our professionally produced video.









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.

Important Notice

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.



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