

# 17 Farm Lane South

*Barton on Sea, BH25 7BW*

SPENCERS













*A beautifully presented two-bedroom split-level home, set within private south-west facing gardens and ideally located within close proximity to Long Meadow and just 0.4 miles from the cliff top.*

## The Property

A spacious and welcoming entrance hallway enjoys a bright front aspect, allowing for an abundance of natural light, and offers ample space for cloak storage. From here, there is access to a convenient shower room, along with steps leading down to the ground floor accommodation.

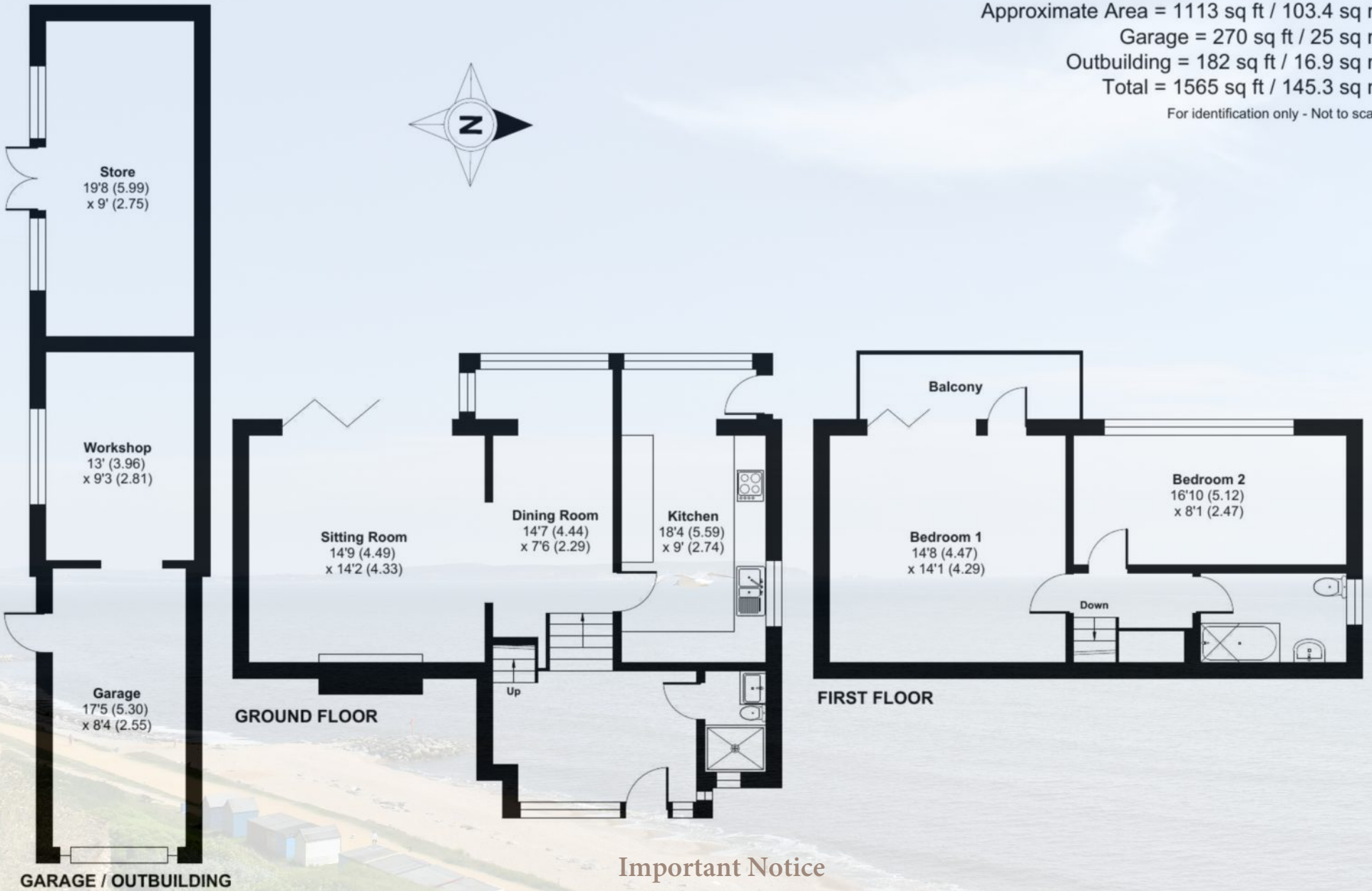
The ground floor features an impressive open-plan living and dining area, complete with engineered wood flooring and ample space for a variety of furnishings. This superb space is enhanced by wall-to-wall windows overlooking the rear garden, along with sliding doors that open directly onto a south-westerly patio.

Adjacent to the living space, the kitchen is fitted with laminate flooring and a comprehensive range of modern gloss wall, base and drawer units, complemented by stylish work surfaces. Integrated appliances include a double oven, four-ring gas hob with extractor hood over, and a dishwasher.

***£650,000***

2 2 2

Approximate Area = 1113 sq ft / 103.4 sq m
Garage = 270 sq ft / 25 sq m
Outbuilding = 182 sq ft / 16.9 sq m
Total = 1565 sq ft / 145.3 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. Produced for Spencers of the New Forest Ltd. REF: 1434791

## 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.



## The Property Continued…

The first floor comprises two generously proportioned bedrooms, both offering excellent space for storage and furnishings. The principal bedroom benefits from sliding doors opening onto a private, garden-facing balcony, complete with composite decking and a contemporary glass balustrade. The bedrooms are served by the family bathroom.









## Grounds & Gardens

The property is approached via a large tarmac driveway, providing ample off-road parking. Double wooden gates lead through to the garage and rear garden.

The rear garden is a standout feature, offering a high degree of privacy thanks to enclosed fencing and mature planting. Spanning the width of the property is a generous patio area, perfectly positioned to enjoy the desirable south-westerly aspect - ideal for alfresco dining and entertaining.

Also situated within the garden is an excellent home office (measuring approximately 17'5 ft), fully insulated and equipped with power, lighting, electric heating and Wi-Fi connectivity. French doors open out onto the garden, creating a bright and versatile workspace or garden room.









*The property is offered in excellent condition throughout and planning permission has been granted for further extensions and alterations. Additional benefits include generous off-road parking, a single garage, and a substantial garden room.*

## Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 73 Potential: 80

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Cable broadband

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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





## The Local Area

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 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

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|---|---|
| Barton on Sea Cliff Top | 0.4 Miles |
| Pebble Beach Restaurant | 0.7 Miles |
| Durlston Court School | 0.8 Miles |
| The Cliff House Restaurant | 1.0 Miles |
| The Arnewood School | 1.2 Miles |
| Chewton Glen Hotel & Spa | 1.4 Miles |
| New Milton Town Centre & Train Station | 1.4 Miles |
| Tesco Superstore | 1.6 Miles |
| Ballard School | 2.0 Miles |
| Bournemouth Airport | 10.3 Miles |
| Bournemouth Centre | 12.7 Miles |
| London (1 hour 45 mins by train) | 102 Miles |



**For more information or to arrange a viewing please contact us:**
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