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2 BRAMSHAW WAY, BARTON-ON-SEA BH25 7ST PRICE £550,000 FREEHOLD

Winkworth

for every step...

A very spacious four bedroom, two bathroom detached house, which benefits from a private, westerly aspect garden.

2 Bramshaw Way, Barton-On-Sea BH25 7ST

Price £550,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park c*4.6 miles, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is c.*2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is c.*2.4m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole.

Source *Google Maps

Description:

A good sized four-bedroom, two bathroom detached house, with a private westerly aspect garden. Located in a popular residential development in Barton-on-Sea, only a 0.3 mile walk to the Cliff Top.

The well-proportioned sitting room, features an attractive walk-in bay window, flooding the room with natural light. A wide arch way maintains a spacious feel, whilst creating clear boundaries between living and dining areas.

The kitchen has a beautiful outlook across the garden and is well fitted with modern wall and base units with integrated hob, oven and under counter fridge and dishwasher.

The utility room is accessed off the kitchen with space for washing machine, dryer and a useful second sink. A back door gives access to the side passage. Two further doors lead into the garage and downstairs w/c.

Upstairs are four bedrooms, the principal bedroom is an excellent size double with fitted wardrobes and its own private ensuite shower room.

Bedroom two is found to the front elevation, again this is a nice size double bedroom which also benefits from a fitted cupboard, bedroom three is a small double and bedroom four a good size single or home office. The family bathroom completes the upstairs accommodation.

Outside the garden is predominantly laid to lawn with attractive herbaceous borders and two patio areas - you can follow the sun throughout the whole day.

A wide driveway up to the integral garage affords ample parking.

Summary:

- Four bedroom detached house
- Lounge/diner with sliding doors to the conservatory
- Fitted kitchen
- Utility room
- Family bathroom and en-suite shower room
- Garden is laid mainly to lawn
- Large driveway and integral garage
- NFDC Council Tax Band E

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

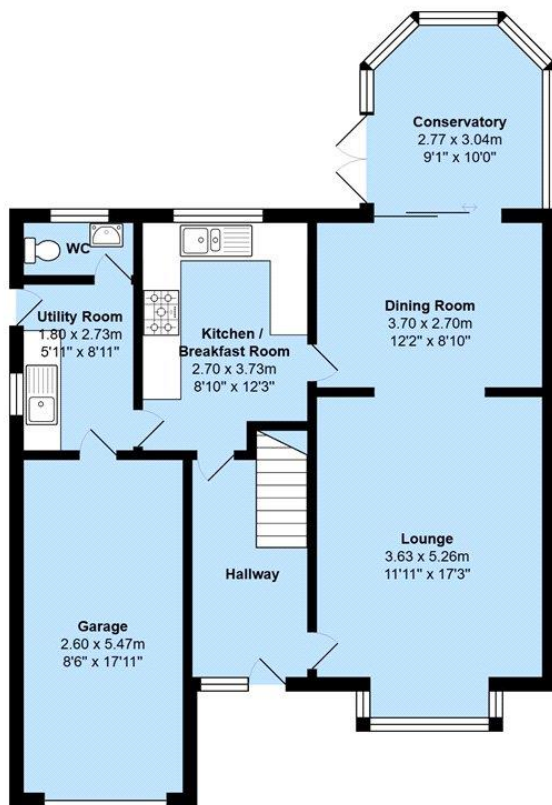
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

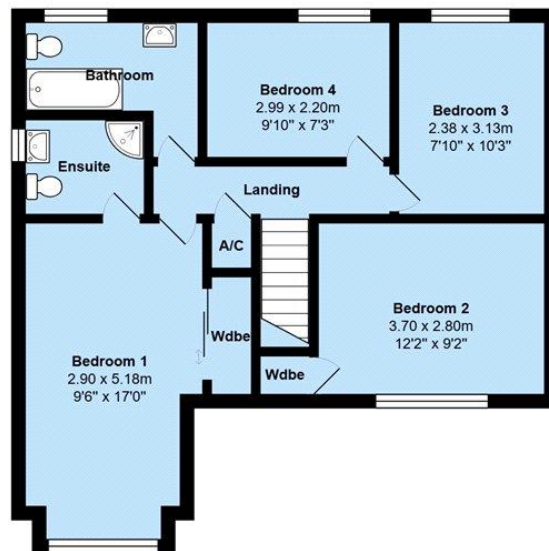
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





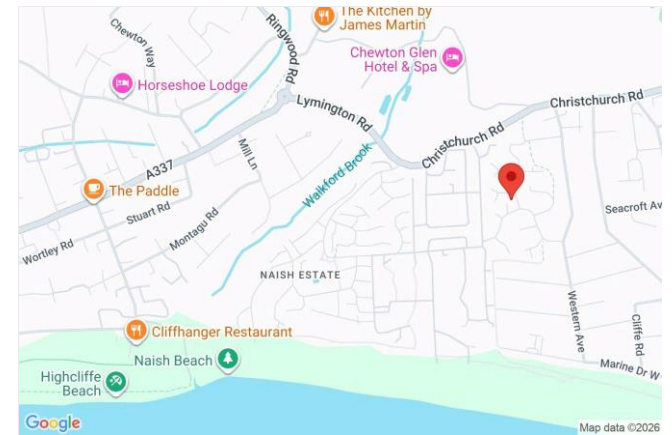
Ground Floor



First Floor

Total Area: 127.8 m² ... 1375 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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