



PETTENGELLS
ESTATE AGENTS

Fairway Lodge, Milford Road, Barton On Sea, Hampshire, BH25 5PP
Guide Price £1,200,000

Fairway Lodge, Milford Road, Barton On Sea, Hampshire, BH25 5PP

- Sensational individual residence
- Five Bedrooms
- Large Balcony/Sun Deck
- 28' Kitchen/Dining Rm
- 27' First floor living Room
- 27' Family Room
- Garden Room, Double garage
- Secluded Gardens
- Three Bath/Shower Rms
- Distant sea & Island views





SPECTACULAR INDIVIDUAL RESIDENCE!

We are pleased to offer this splendid five bedroom, two reception room 'stand alone' dwelling which has most of the accommodation on the ground floor but also enjoys a superb upper floor lounge and sun deck with sea and Island glimpses over the golf course.

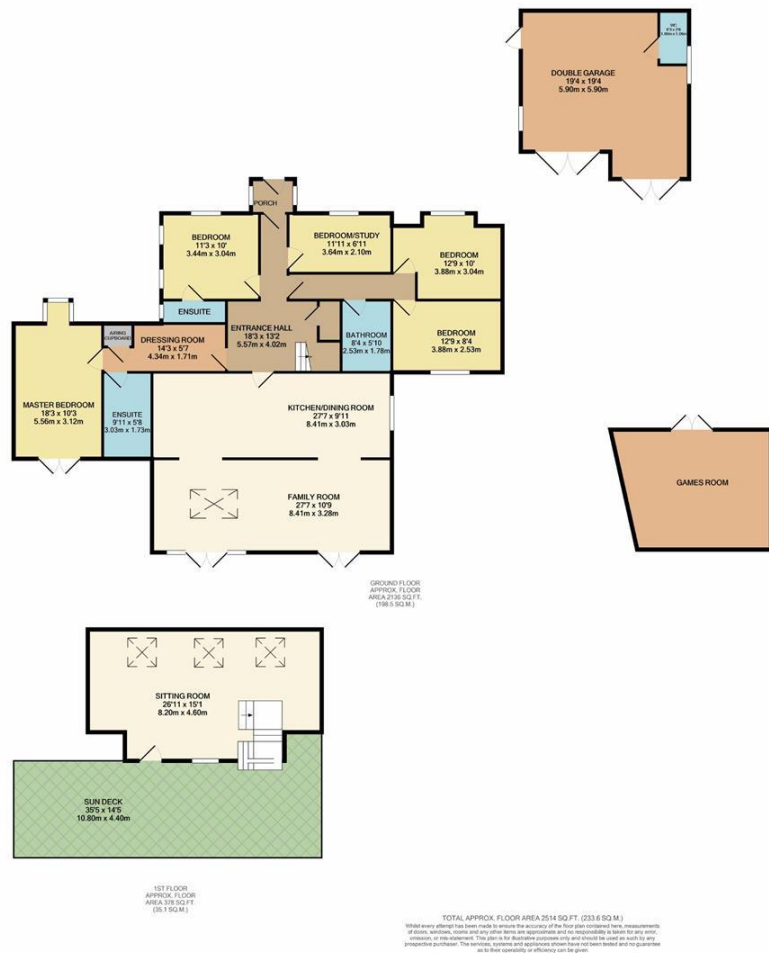
Accommodation: The entrance hall leads into a wonderful kitchen/dining room and then this in turn opens to the fabulous living room which has a lantern roof, log burner and doors opening to the garden. There is a main bedroom suite on the ground floor with dressing room and ensuite. Then a further bedroom with an ensuite, then three more double bedrooms, and a family bathroom. The first floor is currently laid out as a fantastic further lounge and opens out to the balcony.

Outside: Fairway Lodge is approached via electric gates leading to an extensive driveway giving lots of off road parking and space to turn. There is an impressive detached double garage and a lovely secluded area of mainly lawned front garden. The rear garden enjoys a bright aspect and is again very private, further lawned area, hot tub which is negotiable and then an impressive garden room that currently has a pool table in it which again is negotiable. There are paved patio areas adjoining the property and off the lounge upstairs is the superb large balcony with views across the golf course and weather permitting, sea and Island glimpses. The beautiful Barton Common is just a few paces away.

EPC: D, Council tax band: G, Tenure: Freehold, Approx floor area: 1700 sq ft



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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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