



PETTENGELLS
ESTATE AGENTS

The Croft, 6 Sunnyfield Road, Barton On Sea, Hampshire, BH25 7BZ
Offers Over £850,000

The Croft, 6 Sunnyfield Road, Barton On Sea,
Hampshire, BH25 7BZ

- Magnificent residence in tranquil lane
- Walking distance to beach and town
- Lovely south facing garden
- Four bedrooms
- Four ensembles
- Impressive living room
- Large conservatory
- Splendid kitchen/family room
- Electric gates
- 5.8m x 5.4m Outbuilding





This stunning and deceptively spacious four-bedroom chalet-style home is perfectly positioned at the end of a tranquil cul-de-sac lane, with just five other properties. Located close to the beach, various supermarkets (including M&S Food), a train station with direct journeys to London, a leisure centre/gym, and a doctor's surgery, this home offers the perfect combination of peaceful living and convenience. Additionally, it is just a mile from Forest Arts, the Memorial Centre, and the New Milton Community Centre, all of which host a variety of live events, including music, comedy, cinema, theatre, and classes.

The property features four bedrooms, all with en-suite facilities, two of which are conveniently located on the ground floor. The spacious lounge, complete with a gas living flame fire provides a cozy retreat and opens to a large south-facing conservatory, offering beautiful views over the garden and plenty of room for seating and dining. The driveway is accessed by remote-controlled electric gates then carport. The generous kitchen, designed with a separate dining area, is equipped with solid granite worktops, a built-in microwave, a Rangemaster range cooker, and an integrated dishwasher. The kitchen offers plenty of space for both cooking and entertaining and also includes a utility area and a ground-floor cloakroom with modern fixtures. A highlight of the property is the newly installed solid wood flooring throughout the downstairs.

The large, private south-facing garden is another standout feature, offering a peaceful outdoor space to relax and enjoy. At the bottom of the garden, there is a sizable building with electricity and water, which could be easily converted into a granny annexe, Airbnb rental, or home office/gym. Garden shed and summerhouse. The home is ideally located just three miles from the beautiful New Forest National Park, offering the perfect blend of peaceful countryside living and easy access to local amenities.

EPC: C, Council tax band: E, Tenure: Freehold

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