



PETTENGELLS
ESTATE AGENTS

2 Willow Walk, Barton On Sea, Hampshire, BH25 7TL
Asking Price £975,000

2 Willow Walk, Barton On Sea, Hampshire, BH25 7TL

- Magnificent spacious family home
- Five bedrooms, three with fitted wardrobes
- Delightful private south facing plot
- Driveway and double garage
- Close to sea front
- Well appointed kitchen & separate utility room
- Three first floor bathrooms including two ensembles
- Living room and dining room
- Study & orangery
- Chain free sale, subject to probate





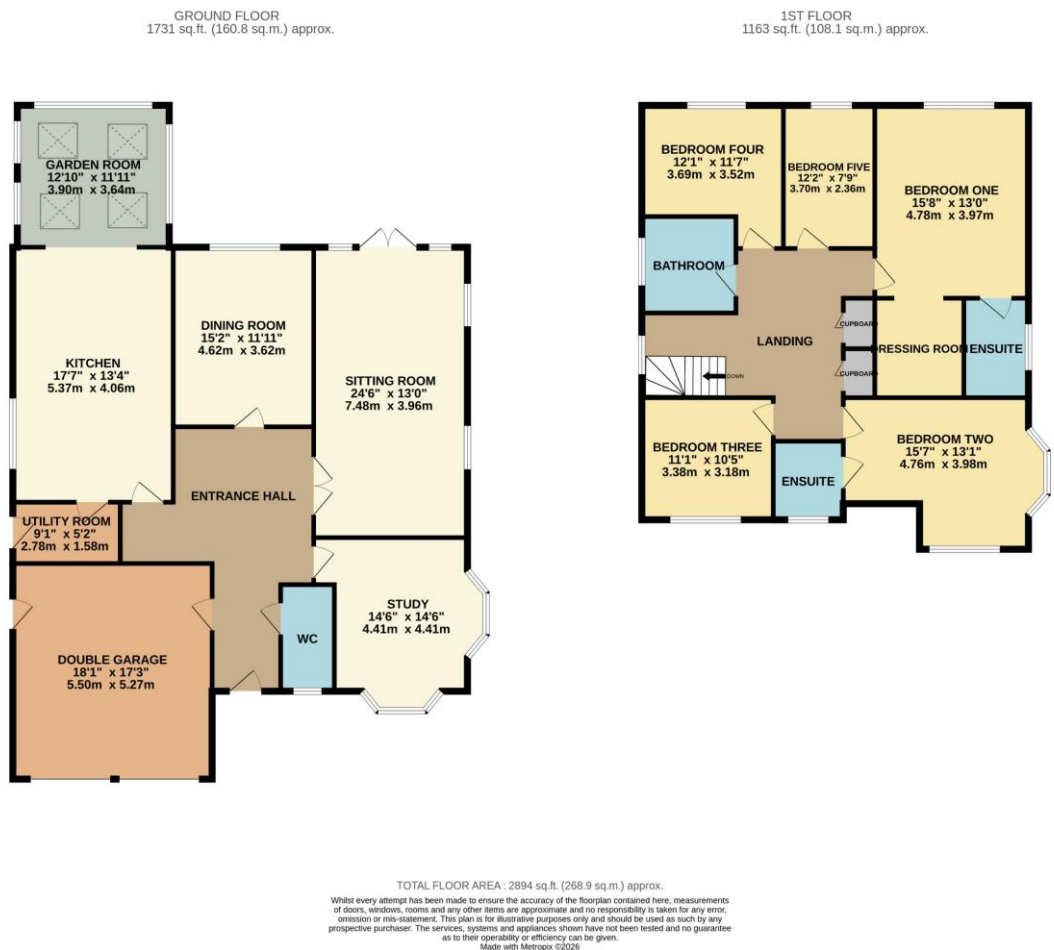
Accommodation: There is a wonderful spacious reception hall giving a welcoming entrance to the property. There is a downstairs cloakroom and double doors lead to the generous double aspect living room, which has a log burner. There are then two further reception rooms, currently used as a dining room and large study. The kitchen is well appointed with quality work surfaces and feature central island, various integrated appliances and a gas AGA. There is a separate utility room, which also houses the gas boiler for the central heating. A superb orangery then overlooks the rear garden. Upstairs the spacious first floor leads to five bedrooms, four of which are doubles and even the fifth bedroom is a reasonable size. Three of these have fitted wardrobes, including bedroom one within its separate dressing area. Bedroom one and two have ensembles and there is then a main family bathroom.

Outside: The house is approached via a shared driveway leading to this property, where there is then an area of front garden, as well as a paved drive area with space to turn, in front of the integral double garage. This has twin electric doors, and has space for two cars, plus further space behind, and can be accessed directly via the hallway of the house. The rear garden is a lovely feature enjoying a sunny approximately southerly aspect and comprising secluded lawned and paved areas, as well as mature shrubs, and then steps up to a lovely 'secret garden' level.

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

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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. 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.



View from bedroom over Long Meadow

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