

  
Hellards



*At home in East Stratton*

# 4 Baring Close

EAST STRATTON, HAMPSHIRE, SO21 3DY

## Guide Price £795,000

- Extended Family Home
- Four Bedrooms & Two Bathrooms
- Delightful Edge of Village Location
- Kitchen/Dining Room, Sitting Room & Study
- Generous Driveway Parking
- Long, Secluded Garden

A sizeable 4 bedroom family home, which was extended in 2020. No. 4 Baring Close is located in a delightful setting on the edge of this popular village, and has generous driveway parking and a long, secluded garden. The overall plot measure 1/4 acre.

The house is approached from the driveway, with the front door opening to a lobby, with stairs to the first floor. The sitting room features a wood-burning stove and has double aspect windows. The kitchen is open-plan to the dining room, and has a selection of kitchen storage units and worktops, a range cooker and French doors to the garden. Off the kitchen, there is a utility room, cloakroom and study.

Upstairs, there is a loft access hatch on the landing, as well as an airing cupboard housing the hot water cylinder. The principal bedroom is in the extended part of the house, and has its own en-suite shower room. Bedrooms 2 and 3 are both double rooms, with windows to the front and built-in wardrobes. Bedroom 4 is a single bedroom, with a window overlooking the garden. The bathroom is off the landing and features a white bath suite.





The front garden is surrounded by hedging, with a 5-bar gate opening to a sizeable, gravelled driveway, allowing parking for several cars. A gate to the side of the house leads through to the large, lawned garden, which is bordered by hedging, thereby giving a good degree of privacy. There is a shed at the end of the garden.

East Stratton is a pretty village located in between Winchester and Basingstoke. There is a renowned local pub, The Northbrook Arms, a church and village hall, reinforcing a strong community spirit locally. There is good access to the M3 for London, the M25 and south coast, and rail access to London from Micheldever Station.

### **SERVICES**

The boiler is fuelled by calor gas (LPG). There is mains water, mains electricity and shared drainage.

### **LOCAL AUTHORITY INFORMATION**

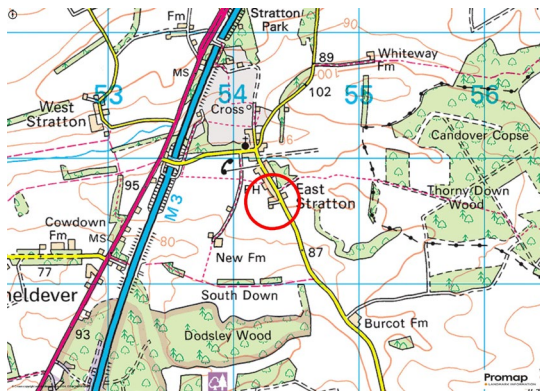
Winchester City Council  
Council Tax Band: D

### **DIRECTIONS**

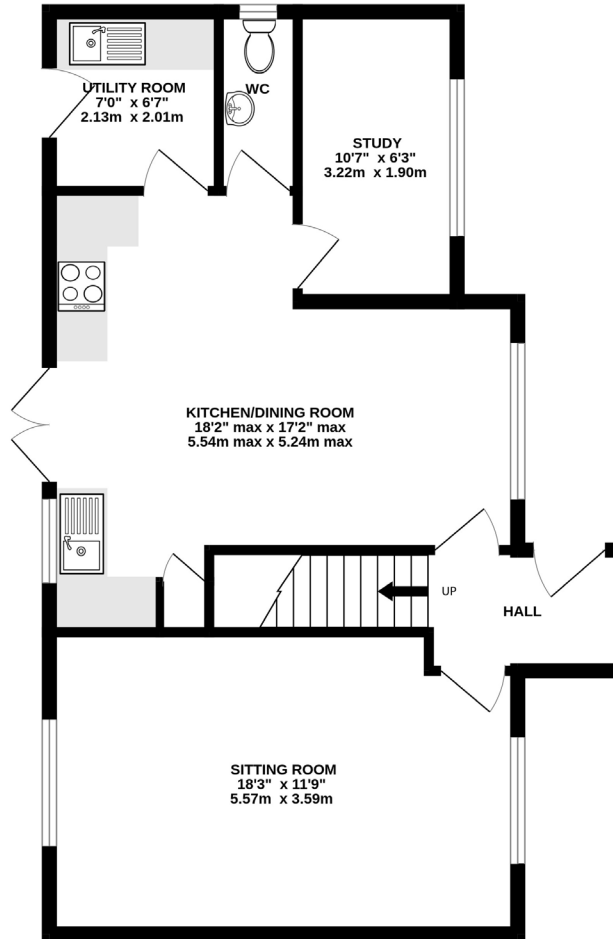
From Alresford, follow the B3046 in the direction of Basingstoke. Follow the road for 4 miles, going past The Grange and into Swarraton, where you should turn left to Northington. Proceed ahead and, at the T junction, turn left for about 0.6 of a mile. Turn right to East Stratton and after 1.5 miles, Baring Close will be found on the left. No. 4 is the 3rd house on the right.

**///What3words location reference: bucket.defining.upholding**

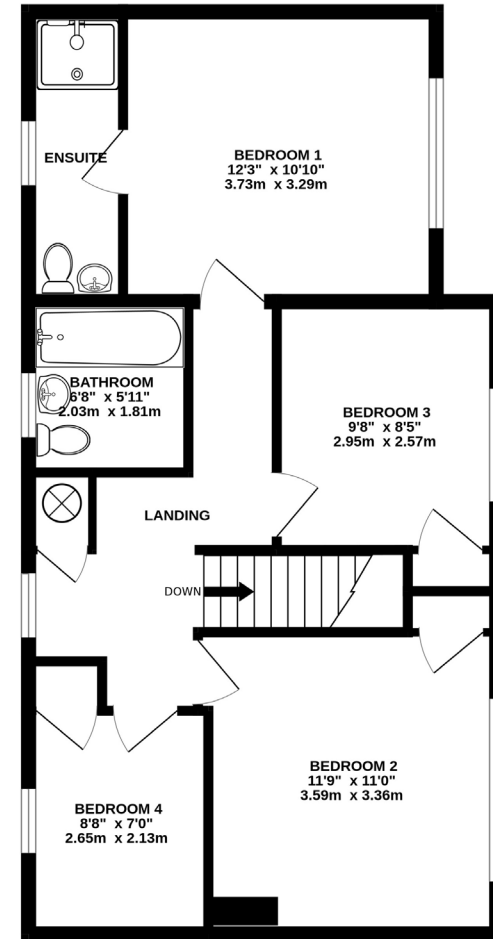




GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80
(55-68) <b>D</b>	
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

