



The Old Joinery, Barton Stacey

Myddelton & Major





The Old Joinery, Barton Stacey, Winchester, Hampshire, SO21 3RQ

- Kitchen/Breakfast Room
- Living Room with wood-burner
- Study
- Utility Room & Cloakroom with Shower
- Single Garage (with power & workshop area)
- Main Bedroom & Ensuite
- Three Further Bedrooms
- Family Bathroom
- Hully Pod (with power)
- No Onward Chain

The Property

The Old Joinery is an attractive detached four bedroom property built in 2016, located in the popular Test Valley Village of Barton Stacey. The property benefits from being situated on a no through road and enjoys a quiet position, with a stunning outlook over surrounding fields.

On the ground floor there is a light and spacious living room with a wood-burner and patio doors leading out onto a paved terrace. The limestone floor hallway leads to a bright study and a well appointed utility room, as well as a cloakroom with shower. The kitchen/breakfast room includes fitted shaker units, a Fisher & Paykel Range with gas hob and an integral dishwasher. French doors open onto the garden providing a wonderful space to enjoy the warmer months. The study enjoys prime views over the neighbouring fields. On the first floor there is a light and spacious main bedroom enjoying an outlook over woods and fields. The shower ensuite & family bathroom benefits from modern facilities and a neutral colour palette. Bedroom two has a walk in wardrobe. There are two further bedrooms which enjoy the countryside scenery and sunrise.

Outside

The property is approached via Gravel Lane onto a block paved driveway. There is a detached single garage with workshop as well as parking for four cars. A terrace is positioned at the front of the property alongside the raised flower beds and mature hedging. This provides a wonderful space to enjoy the surrounding views. The rear garden is mainly laid to lawn with flower beds including perennials, shrubs and spring bulbs. The sandstone patio provides ample space to enjoy and entertain. There is a Hully Pod which is fully insulated with power. This is a flexible space and useful as an office or occasional accommodation.

There is an EV Charging point to the side of the property (Pod Point).

An attractive detached property set on the edge of Barton Stacey, quietly positioned with outstanding countryside views.

Tenure: Freehold Size: 1,926.7 ft² EPC Rating: B (85) Council Tax Band: F



4



1



3



4

Services - Mains Water, Drainage, Electricity. Calor Gas (For Hob).

Heating and hot water from Air Source Heat Pump. Underfloor heating on the ground floor.

Note - There is 2 years remaining on the NHBC guarantee.

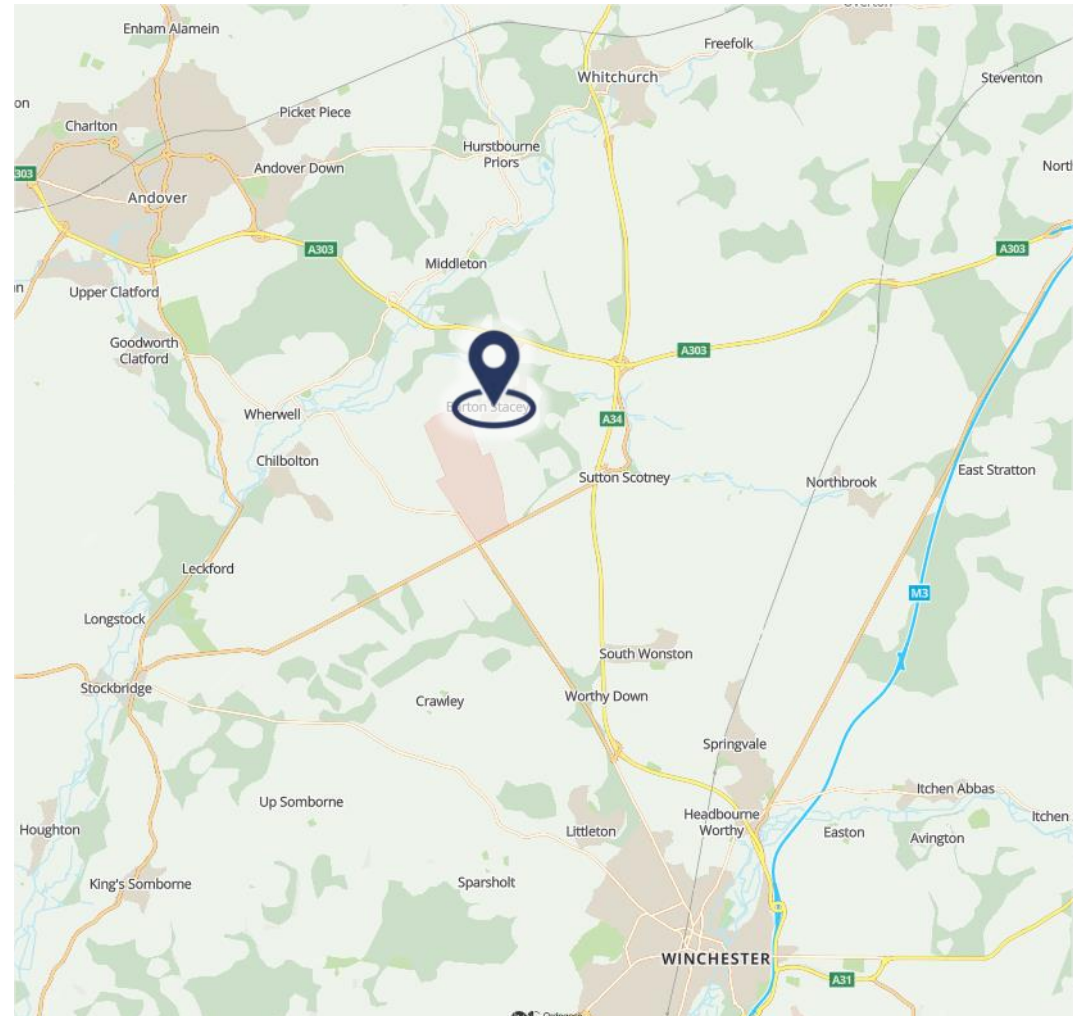
- Stockbridge 7 Miles
- Andover 8 Miles
- Winchester 9 Miles
- Salisbury 23 Miles





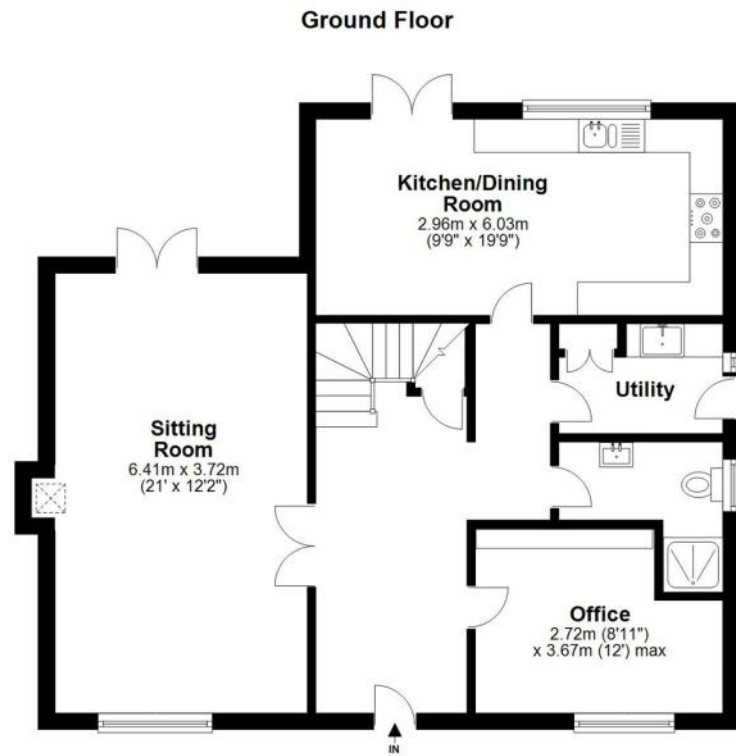
Location

Situated in Barton Stacey village, the property has access to a wide range of amenities such as a village shop with Post Office, a Primary school, Public House, 13th Century Church, a Village Hall and Recreation Ground. Nearby is fishing on the lakes at Dever Springs and an abundance of countryside walks and bridleways nearby. There are many independent schools in Winchester and Salisbury. Barton Stacey is within the catchment for the well-regarded Secondary State school of Testbourne Community School in Whitchurch. There are excellent travel links nearby, with the A303 within 5 minutes and from there the A34 and the M3 provides access to London. There are direct train links to London in just over an hour from Micheldever Station.

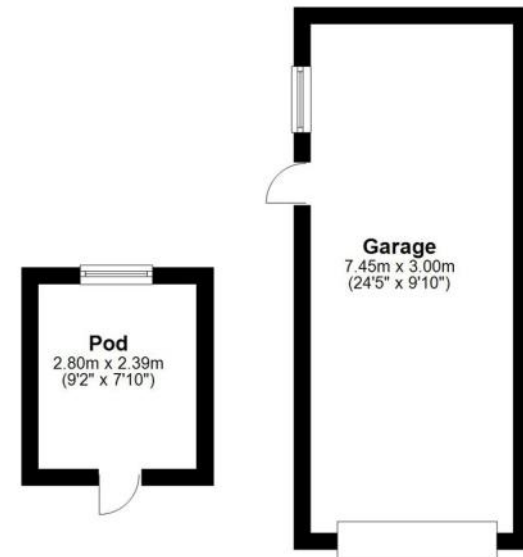




The Old Joinery, Barton Stacey - Floorplan



Outbuilding



Total area: approx. 179.0 sq. metres (1926.7 sq. feet)



Disclaimer Notice

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