



57 Kings Elms, Barton Stacey, Winchester, SO21 3RG
Asking Price £425,000



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PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom semi-detached family home is presented in excellent order throughout, and is extended to suit modern family living. The accommodation comprises: entrance hall, living room, kitchen, dining room, utility with cloakroom, three bedrooms and family bathroom. Externally you will find a well manicured mature garden front and rear, with gated side access to the rear garden. The property also benefits from a garage with internal courtesy door, along with ample off street parking for several vehicles.





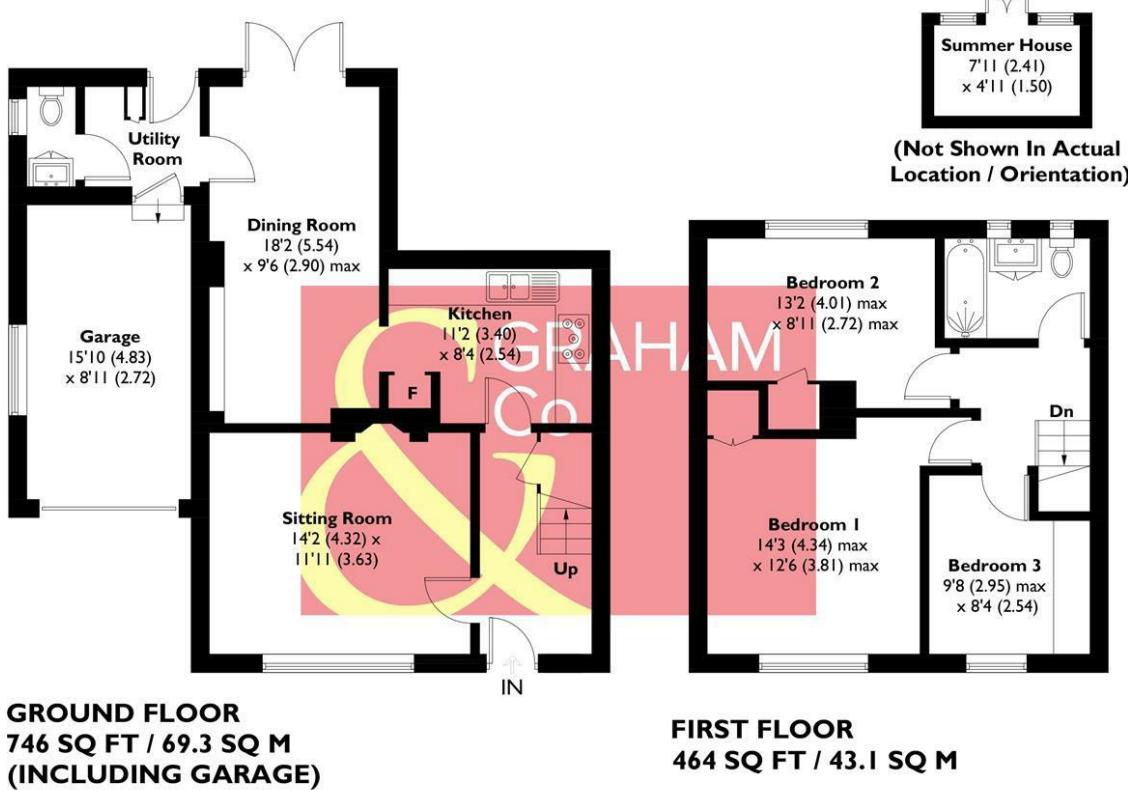
Barton Stacey

The village of Barton Stacey is situated in the northern part of the well-known and highly regarded Test Valley which offers a church, public house, post office and an excellent primary school and nearby pre-school. There is a trout fishery with lakes offering fantastic fishing and also many walking tracks, as well as opportunities for walking at Chilbolton Common, Stockbridge Downs and Ramsbury Common. The area also offers lovely bridleways and hacking ground. Further afield to the west there is the Georgian market town of Stockbridge which offers a wide range of boutique shops, restaurants, and the Test Way which has access to open riding country. To the south off the A34 is the cathedral city of Winchester which offers a wider range of facilities, and to the northwest is Andover which also offers a wide selection of amenities including several well-known supermarkets. There is a mainline railway service from Micheldever, Andover and Winchester direct into London Waterloo in around 1 hour. Barton Stacey is also well placed for easy access onto the A303 which in turn provides links to the A34 and M3.





APPROXIMATE GROSS INTERNAL AREA = 1210 SQ FT / 112.4 SQ M
 SUMMER HOUSE = 39 SQ FT / 3.6 SQ M
 TOTAL = 1249 SQ FT / 116 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1268496)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(58-68) D			
(39-54) E			
(21-38) F			59
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC