



4 Barton Farm, Winchester, SO22 6AX
Guide Price £950,000 Freehold



Barton Farm, Andover Road

4 Bedrooms, 3 Bathrooms

Guide Price £950,000

- Contemporary and recently extended four bedroom detached home set within a prestigious development
- Beautiful kitchen/dining room, open plan with a large family room under glass lantern ceiling
- Sitting room and separate study/gym
- Principal bedroom suite with fitted wardrobes and large ensuite shower room
- Guest bedroom with fitted cupboards and ensuite shower room
- Two further double bedrooms and contemporary family bathroom
- Utility room and cloakroom
- Garage, parking and split-level garden with sunny private patio area
- Walking distance to local shops and Winchester City centre
- In catchment for Weeke Primary School, Henry Beaufort Senior School and Peter Symonds 6th form college



4 BARTON FARM WINCHESTER SO22 6AX

Contemporary townhouse built in 2017 by respected local developer Bargate Homes. It has been recently extended to add considerable further family reception space under a glass lantern ceiling, with doors to the garden.

The moment you enter into the entrance hall, your eye is immediately drawn through to the kitchen/dining room, and views of the garden beyond.

The kitchen is fitted with a wealth of cabinetry under pelmet LED lighting and granite worksurfaces, and benefits from a Lutron lighting system in the kitchen and dining area.

A centre island provides a central focus to the room, with further storage and a breakfast bar overhang, ideal for informal breakfasts and morning coffee.

The kitchen is open plan with the dining area where there is ample space for a large dining table and has doors to the garden. The utility room has space for a washing machine, tumble dryer, has further fitted cupboards, and houses the gas fired boiler.

The current owners have recently added a substantial extension to the side, creating a spacious family room under a striking glass lantern ceiling, flooding the room with light. This stunning space is full of natural light and opens to the garden.





STUDY AND SITTING ROOM: The extension includes an additional room, ideal for use as a study or gym, with views over the front garden.

This versatile space features sliding doors that open into the sitting room, which also enjoys garden views. Together, the rooms can form a spacious open-plan living area (*photos above*) or be kept separate for those who prefer distinct reception rooms. The entire ground floor benefits from underfloor heating, and there's also a convenient guest cloakroom.





And so, to bed! Occupying the entire second floor, the **PRINCIPAL BEDROOM SUITE** offers a spacious and luxurious retreat. The large bedroom area features a Juliet balcony with views over the front of the development, creating a light and airy atmosphere. A wall of fitted wardrobes, complemented by additional bespoke bedroom furniture, offers ample storage space. The room also provides access to the eaves, which have been conveniently boarded to allow for further storage.

The generously sized en-suite bathroom includes a bath, a separate walk-in shower cubicle, a WC, and a basin set within a vanity unit offering further practical storage.





GUEST BEDROOM, BEDROOMS THREE AND FOUR, AND FAMILY BATHROOM: The first-floor landing leads to the remaining bedroom accommodation where the spacious guest bedroom has fitted wardrobes and a contemporary ensuite shower room. There are two further double bedrooms, and a beautiful family bathroom which has a cupboard housing the hot water tank.





LOCATION:

Barton Farm is enviably located for walking distance to both the town centre and railway station as well as local amenities on Stoney Lane such as a co-op, Boots chemist, Costa Coffee, Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

EDUCATION:

The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

4 BARTON FARM – USEFUL INFORMATION

THE PROPERTY:

Construction: A detached property over three floors, dating from around 2016 and therefore construction is of brick and block elevations under a tile roof, inset with solar panels and a dormer window. Overall plot size 0.12 acres.

Local Authorities:
Hampshire County Council and Winchester City Council

Parking: The property has a single garage and off-road forecourt parking, with electric car charging point. Further visitor parking is available within the development.

EPC Band B; Council Tax Band G; Tenure: Freehold

Service charge: The development is managed by PS&B, for which there is a service charge £500pa covering maintenance of the communal area, gardening, insurance for common areas and servicing of the pump.

Services: Mains gas, electricity (and PV solar panels), mains water & mains drainage

Broadband: (Source: Ofcom) Ultrafast Broadband is available in this area: 1000mbps download, and 1000 mbps upload speeds, 100 mpbs upload speed.

Flood risk: (Source Govt Environment Agency) Flooding, rivers and seas, groundwater and reservoirs: all Very Low risk.





GARDEN: The front of the property is set back from the road with a small front garden, where steps lead up to the front door. To the side, there is driveway parking with an electric car charging point, access to the garage, and a garden gate leads to the rear garden.



REAR GARDEN: The rear garden is a true delight, having been recently landscaped to create a stylish and functional outdoor space. It features a generous paved terrace and a neat lawn-perfect for placing garden furniture and enjoying al fresco dining.

Stone steps lead up to a raised section of the garden, thoughtfully designed for low maintenance with quality astroturf that ensures year-round greenery, with mature trees providing both privacy and a sense of seclusion.

Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft
 Garage = 21.5 sq m / 231 sq ft
 Total = 227.6 sq m / 2449 sq ft



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