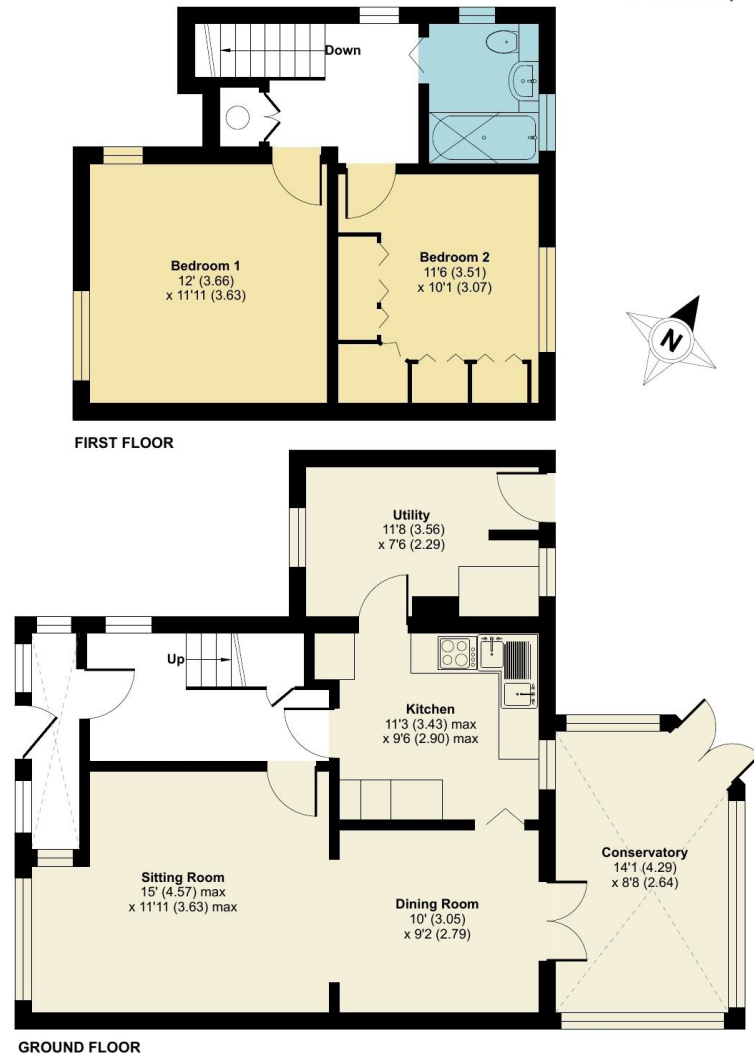


Roman Way, Barton Stacey, Winchester, SO21

Approximate Area = 1094 sq ft / 101.6 sq m
For identification only - Not to scale



FIRST FLOOR

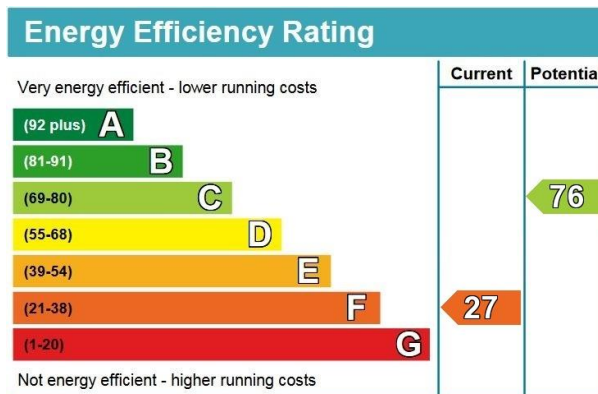
GROUND FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1027629



Roman Way, Barton Stacey

Guide Price £375,000 Freehold



- No Onward Chain
- Dining Room
- Utility Room
- Two Double Bedrooms
- Driveway Parking and Garden

- Sitting Room
- Kitchen
- Conservatory
- Bathroom
- Proximity to Village Primary School

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION: A rare opportunity to acquire this two-double-bedroomed semi-detached property located on Roman Way, just off Roberts Road in the popular village of Barton Stacey with excellent proximity to the village primary school. The accommodation offers an entrance porch, hallway, generous open plan sitting/dining room, kitchen, utility room and a conservatory. There are two double bedrooms and a bathroom on the first floor whilst outside, the property benefits from driveway parking for up to four vehicles to the front. There is a mature, terraced garden to the rear with an outlook towards open fields with the River Dever beyond. The property is being sold with No Onward Chain.

LOCATION: Originally constructed as military staff quarters during the 1950s, serving Barton Stacey camp, Roman Way can be found off Roberts Road which winds its way around the northern and eastern edge of the village of Barton Stacey alongside the River Dever, a tributary of the River Test. The village itself, along with the popular Primary School has a real sense of community with the village pub, church and shop with Post Office at its heart. Barton Stacey is located approximately one mile south of the A303 so provides easy road access to both London and the West Country as well as the south coast and Midlands via the nearby A34. The City of Winchester and towns of Basingstoke and Andover are all a short car journey away and all offer mainline rail links into London's Waterloo as does nearby Micheldever.

OUTSIDE: The property has a block paved driveway to the front offering parking for up to four cars, directly off of Roman Way itself. There is gated access to one side of the property into the rear garden. From the driveway, a step up leads to the front door of the property into:

ENTRANCE PORCH: Glazed to the front and both sides. Internal door into:

HALLWAY: Window to side. Laminate flooring. Stairs to first floor. Wall mounted electric storage heater. Door to under stairs storage cupboard housing electric meter and consumer unit. Doors to sitting room and:

KITCHEN: Rear aspect with window through into the conservatory at the rear of the property. Range of eye and base level cupboards and drawers with work surfaces over. Inset one and a half bowl corner stainless steel sink and drainer. Inset induction hob with extractor over and tiled splashback. Integral dishwasher, under counter fridge, built in eye level oven/grill and pull-out larder unit. Door to:

UTILITY ROOM: Dual aspect with windows to front and rear and external door accessing the rear garden. Tiled flooring. Work surface over washing machine and tumble dryer. Space for fridge and fridge freezer.

SITTING ROOM: Front aspect with window to the front and to one side into the entrance porch. Wall mounted electric upright radiator. Open plan to:

DINING ROOM: Rear aspect with French doors opening into the conservatory at the rear. Wall mounted, upright electric radiator and door to kitchen.

CONSERVATORY: Triple aspect and glazed to both sides and the rear. Added to the rear of the property ten years ago. French doors accessing the rear garden. Power sockets and a freestanding feature electric fire.

LANDING: Window to the side. Access to boarded, fully insulated loft with lighting and power via a pull-down ladder. Wall mounted electric storage heater. Double doors to built in airing cupboard housing hot water cylinder.

BEDROOM ONE: Dual aspect double bedroom with windows to front and side. Low level door to separate loft access. Wall mounted electric storage heater.

BEDROOM TWO: Double bedroom with window to the rear and views over open fields beyond the rear garden. Range of full height, bespoke fitted wardrobe cupboards.

BATHROOM: Window to side. Fully tiled flooring and walls. Panelled bath with electric Mira shower over. Concealed cistern WC, vanity hand wash basin with vanity storage cupboard below. Heated towel rail.

REAR GARDEN: Patio adjacent to the rear of the property wrapping around to one side to a path and gated access to the front of the property. External power socket. Low level retaining wall and steps up to a lawned area with mature shrub and flower borders. Steps up to a separate patio area through terraced raised borders. Side path to a garden shed with power.

TENURE & SERVICES: The property is freehold, mains water, drainage and electricity are connected. Heating via a combination of storage heaters and modern upright electric radiators. Economy Seven overnight reduced tariff.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

