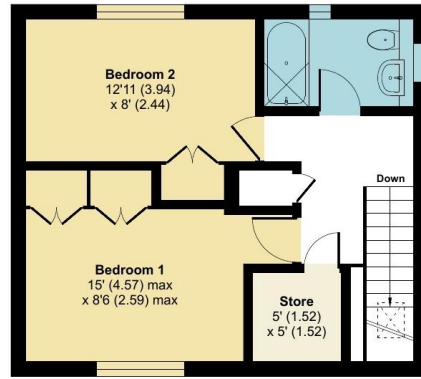
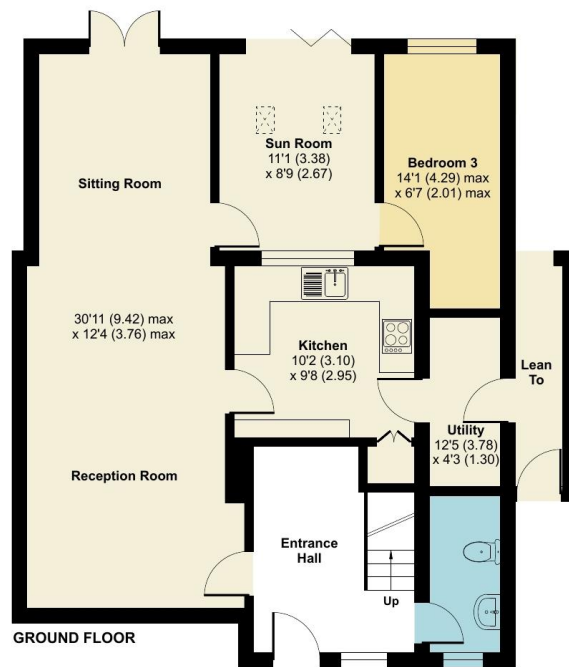


Roberts Road, Barton Stacey, Winchester, SO21

Approximate Area = 1278 sq ft / 118.7 sq m (excludes lean to)
For identification only - Not to scale



FIRST FLOOR



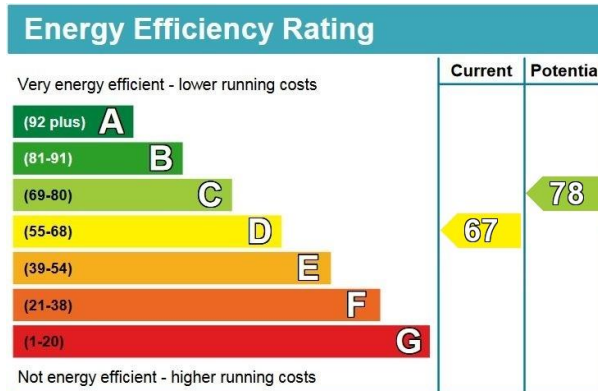
GROUND FLOOR

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: 1007450



Roberts Road, Barton Stacey

Guide Price £405,000 Freehold



- Entrance Hallway
- Sitting/Dining Room
- Utility Room
- Three Double Bedrooms
- Driveway Parking & Gardens
- Kitchen
- Sun Room
- Cloakroom
- Family 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.



DESCRIPTION: A wonderful opportunity to acquire this significantly extended three-bedroomed semi-detached family home located on Roberts Road in the popular village of Barton Stacey with excellent proximity to the village primary school. The well-presented accommodation offers entrance hallway, cloakroom, generous dual aspect sitting/dining room, kitchen, utility room and sunroom. There are three double bedrooms and a family bathroom. Outside, the property benefits from driveway parking for one vehicle alongside a low maintenance front garden whilst to the rear there is an attractive, mature rear garden with views over farmland beyond. The property does offer scope for further extension, subject to planning permission.

LOCATION: Originally constructed as military staff quarters during the 1950s, serving Barton Stacey camp, Roberts Road 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 front garden of the property is laid to lawn with a pathway from Roberts Road leading to the front door. The path extends to one side with gated side access to the rear of the property. A driveway provides off road parking for one car.

ENTRANCE HALLWAY: Window to front and stairs to first floor. Door to under-stairs storage cupboard. Radiator. Door to:

CLOAKROOM: Window to front, close coupled WC, hand wash basin, radiator and floor mounted oil-fired boiler.

SITTING/DINING ROOM: Generous dual aspect sitting/dining room with window to front and French doors to the rear leading out to the rear garden. Inset glass fronted electric fire, radiators and door to:

SUNROOM: Tri-fold doors opening out to the rear garden. Tiled flooring, wall mounted electric fire, radiator and door to:

BEDROOM THREE: Ground floor double bedroom with window to rear. Recess storage space. Radiator.

KITCHEN: Window with a rear aspect over the Sunroom. Range of eye and base level cupboards and drawers with worksurfaces over. Inset stainless steel sink and drainer, inset electric hob with extractor over. Built in eye-level oven/grill. Space for fridge freezer and dishwasher. Double doors to built-in shelved storage cupboard. Radiator. Door to:

UTILITY ROOM: External door to the side providing covered access to the rear and front of the property. Space and plumbing for washing machine and tumble dryer. Radiator.

LANDING: Window to one side and Velux window to the front. Loft access. Door to airing cupboard housing hot water cylinder and door to built-in storage cupboard.

BEDROOM ONE: First floor double bedroom with window to front. Wall to wall built in wardrobe cupboards. Radiator.

BEDROOM TWO: First floor double bedroom with window to rear. Double doors to built-in wardrobe storage cupboard. Radiator.

FAMILY BATHROOM: Dual aspect with window to the rear and to the side. Fully tiled throughout. Panelled bath with electric Aqualisa shower over. Concealed cistern WC, vanity hand wash basin with vanity storage cupboard below.

REAR GARDEN: Block paved patio adjacent to the rear of the property. External tap and power socket. Retaining wall with the remainder of the rear garden laid to lawn with a view across open farmland beyond. Screened oil tank.

TENURE & SERVICES: The property is freehold, mains water, drainage and electricity are connected. Oil fired central heating to radiators.

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.

