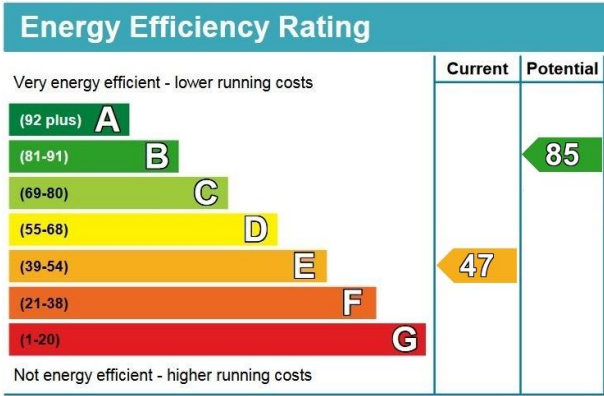




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Austin Hawk Ltd



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.



The Gardens, Barton Stacey

Guide Price £210,000 Freehold

- No Onward Chain
 - Entrance Hallway
 - Living Room
 - Cloakroom
 - Two Bedrooms
- Tranquil Village Location
 - Kitchen
 - Conservatory
 - Ground Floor Shower Room
 - Garden, Garage & Driveway



DESCRIPTION: Available to the property market with No Onward Chain, The Gardens is a unique two-bedroomed, semi-detached house set within a tranquil, good-sized plot, bordering the village playing field with views of undulating farmland beyond. One of the village's oldest dwellings with many character features, the property benefits from driveway parking in front of a detached garage, complete with power and lighting, whilst the accommodation itself comprises an entrance hallway, kitchen, cloakroom, living room, conservatory, ground floor shower room and two bedrooms.

LOCATION: The property can be found off The Street, in the centre of the village of Barton Stacey, with access via the track that leads to the playing field, opposite the village shop and Post Office. 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. The River Dever, a tributary of the River Test forms a natural northern border to the village which 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: There are communal parking options adjacent to the rear of the property, at the end of the lane that provides access to the village playing field. A gated driveway is located alongside the property, in front of the garage with a path leading from the driveway to the front door of the property.

ENTRANCE HALLWAY: Window to the side. Clay tiled flooring. Door to:

CLOAKROOM: Window to the front. Close coupled WC, hand wash basin and wall mounted electric fan heater.

KITCHEN: Side aspect kitchen accessed from the entrance hallway via a part-glazed internal door. Range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. Stainless steel sink, inset induction hob with oven/grill below (both newly installed in 2023) and stainless-steel splashback. Freestanding dishwasher, washing machine and fridge. Internal door to:

LIVING ROOM: Good sized living room with windows to the front and an external door providing access to a front-aspect conservatory. Wood burning stove set within an original inglenook fireplace on a slate-tiled hearth (newly installed in 2023). The inglenook fireplace has the original bread oven still in situ. Recess to one side of the chimney breast with fitted shelving. Door to a built-in storage cupboard housing the consumer unit and electric meter.

CONSERVATORY: Glazed to the front and to both sides with low-level walls. Tiled flooring. French doors opening out into the garden. Wall mounted electric heater.

GROUND FLOOR SHOWER ROOM: Window to the rear. Tiled flooring. Walk-in shower enclosure with electric shower. Vanity hand wash basin with cupboard below. Heated towel rail.

LANDING: Window to the rear. Access to a partially boarded loft.

BEDROOM ONE: Front aspect double bedroom. Original feature fireplace. Fitted display cupboard within recess. Wall mounted electric heater. Door to built-in wardrobe cupboard.

BEDROOM TWO: Good-sized single bedroom with a window to the side. Door to a built-in airing cupboard housing hot water cylinder.

GARDEN: Patio adjacent to the front of the conservatory with low level retaining wall and steps up to an area of lawn. Two garden sheds, a greenhouse and log storage.

TENURE & SERVICES: The property is freehold, mains water and electricity are connected. Private drainage. Heating via electric storage heaters with 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.

