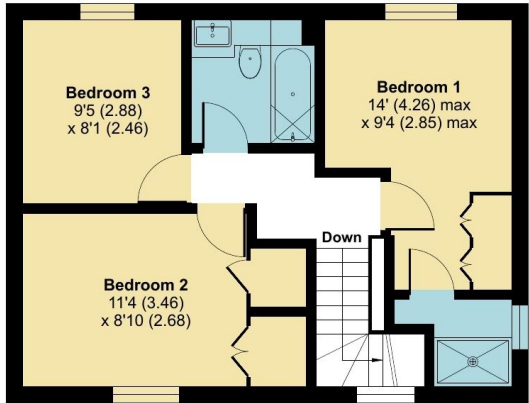
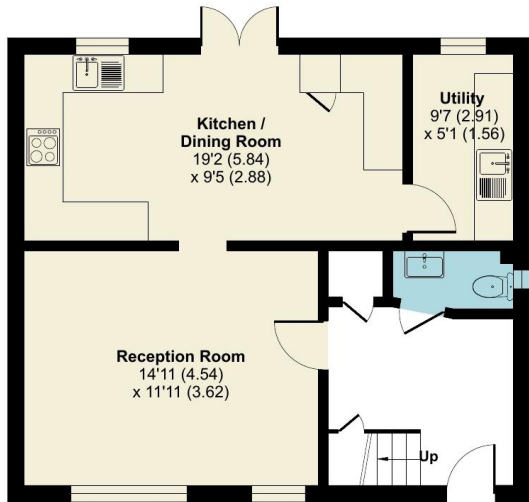


Roberts Road, Barton Stacey, Winchester, SO21

Approximate Area = 999 sq ft / 92.8 sq m  
For identification only - Not to scale



FIRST FLOOR



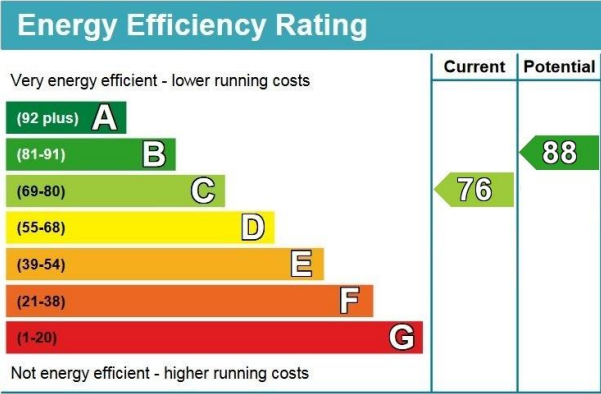
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Austin Hawk Ltd. REF: 1297103



Roberts Road, Barton Stacey

Guide Price £425,000 Freehold



- Village Location
  - Living Room
  - Utility Room
  - Two Further Bedrooms
  - Gardens & Driveway Parking
- Entrance Hallway & Cloakroom
  - Open Plan Kitchen/Dining Room
  - Master Bedroom Suite
  - 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:** Potentially the perfect first family home, this modern, extended, three-bedroomed, end-of-terrace house benefits from a sought-after village location just a stone's throw from the village's primary school. Originally constructed as recently as 2017 and extended in 2022, the well-presented accommodation comprises an entrance hallway, a cloakroom, a front-aspect living room, a modern-contemporary kitchen/dining room, a utility room, a master bedroom suite, two further bedrooms and a family bathroom. The property occupies a corner plot with, to the front, generous driveway parking and a low-maintenance garden which is laid to lawn, whilst to the rear, there is a split-level, landscaped garden which includes an attractive courtyard-style patio area.

**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 the Midlands via the nearby A34. The City of Winchester and the 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:** Directly to the front of the property is a generous tarmac driveway with a path leading to the front door under a pitched, canopy porch. The remainder of the property frontage is laid to lawn with a mature herbaceous border. The plot continues to the side beyond the property and provides gated side access into the rear garden.

**ENTRANCE HALLWAY:** Oak finished flooring. Stairs to the first floor. Door to a built-in storage cupboard. Radiator. Door to:

**CLOAKROOM:** Window to the side. Close-coupled WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

**LIVING ROOM:** Good-sized, front-aspect living room. Oak finished flooring. Radiator. Consumer unit. Doorway to:

**OPEN-PLAN KITCHEN/DINING ROOM:** Window to the rear and French doors provide access to the rear garden. Textured Travertine tiled flooring. Modern, contemporary kitchen with a range of eye-and base-level cupboards and drawers with solid oak worksurfaces over. Inset one and a half bowl, ceramic sink and drainer, inset ceramic hob with a stainless-steel splashback, extractor over and oven/grill below. Integral dishwasher and fridge/freezer. Radiator. Space for dining. Door to:

**UTILITY ROOM:** Window to the rear. Eye and base-level cupboards and drawers with a worksurface over including a matching upstand. Inset stainless steel sink and drainer, space and plumbing for a washing machine.

**MASTER BEDROOM SUITE:** Dual-aspect master bedroom with windows to the rear and to the side. Double doors to two fitted wardrobe cupboards. Radiator. Loft access and door to:

**ENSUITE SHOWER ROOM:** Window to the side. Slate tiled flooring. Double walk-in shower enclosure with modern shower wall panels and a rainfall shower system. Heated towel rail.

**BEDROOM TWO:** Front aspect double bedroom. Double doors to a built-in wardrobe cupboard plus a door to an additional built-in storage cupboard. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear. Radiator.

**FAMILY BATHROOM:** Window to the rear. Fully tiled walls and flooring. Panelled bath with a rainfall shower system over, concealed cistern WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

**REAR GARDEN:** An attractive courtyard-style patio adjacent to the rear of the property is bordered by retaining brick walls forming raised flower and herbaceous borders. The retaining wall extends to incorporate a brick BBQ. Floor standing oil-fired boiler. External tap. Steps lead up from the patio to an area of lawn and includes access to a garden shed, a separate shed/workshop and a modern oil storage tank. Gated side access.

**TENURE & SERVICES:** Freehold. Mains drainage, water 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.

