



36 Kings Elms, Barton Stacey, SO21 3RG
Asking Price £500,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this stunning four-bedroom extended semi-detached house, perfectly situated in the highly desirable village of Barton Stacey. Thoughtfully extended by the current owners, this home offers spacious and versatile accommodation, ideal for modern family living. Step inside to discover a welcoming atmosphere, where the heart of the home is a generously sized kitchen/dining/family room. This light-filled space provides the perfect setting for everyday meals and relaxed gatherings. Adjacent, you'll find a convenient utility room and a downstairs toilet and shower room, adding to the practicality of daily life. The sitting room offers a cozy retreat, ideal for unwinding and relaxing. Upstairs, four well-proportioned bedrooms await, providing ample space for family members or guests. The spacious four-piece bathroom boasts both a separate shower and bath, offering a luxurious retreat for relaxation. Externally, the property benefits from abundant off-road parking, with space available both at the front and side of the house, leading to the detached double prefabricated garage. The surrounding open farm land provides a picturesque backdrop, creating a peaceful and idyllic setting. Nestled at the end of the road, this home enjoys a tranquil location while still offering easy access to a wealth of amenities. Barton Stacey boasts excellent transport links, scenic rural walks, reputable schools, and a village shop, ensuring all your daily needs are catered to. Plus, with Winchester City Centre just a short distance away, you'll have access to its thriving high street, cultural attractions, and historic landmarks, making this property the perfect blend of rural charm and urban convenience.





Barton Stacey Profile

The village of Barton Stacey is situated in the northern part of the well-known and highly regarded Test Valley which offers a church, public house, post office and an excellent primary school and nearby pre-school. There is a trout fishery with lakes offering fantastic fishing and also many walking tracks, as well as opportunities for walking at Chilbolton Common, Stockbridge Downs and Ramsbury Common. The area also offers lovely bridleways and hacking ground. Further afield to the west there is the Georgian market town of Stockbridge which offers a wide range of boutique shops, restaurants, and the Test Way which has access to open riding country. To the south off the A34 is the cathedral city of Winchester which offers a wider range of facilities, and to the northwest is Andover which also offers a wide selection of amenities including several well-known supermarkets. There is a mainline railway service from Micheldever, Andover and Winchester direct into London Waterloo in around 1 hour. Barton Stacey is also well placed for easy access onto the A303 which in turn provides links to the A34 and M3.

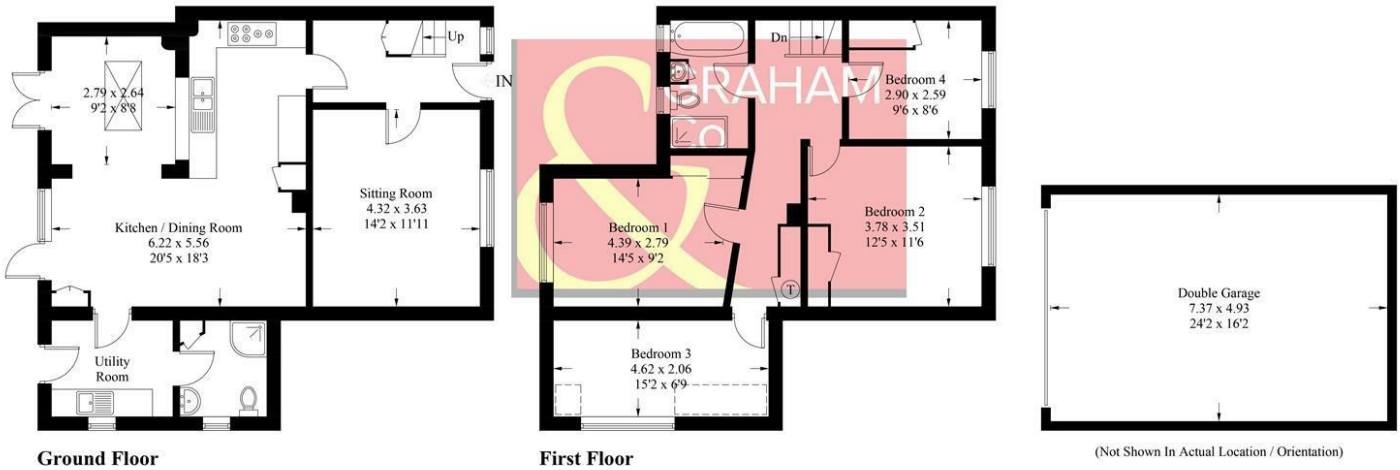


Kings Elms, SO21

Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft
 Double Garage = 36.4 sq m / 392 sq ft
 Total = 166.6 sq m / 1793 sq ft



= Reduced headroom below 1.5m / 5'0"



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1066568)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			88
(81-94) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

