



10 East Road, Barton Stacey, Winchester, SO21 3RZ  
Asking Price £515,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market this beautifully presented four-bedroom family home. The accommodation, which has benefitted from hugely complimentary extensions over recent years comprises; welcoming entrance hallway, living room, modern fitted kitchen/breakfast room, dining room, utility room with w/c. To the first floor the principal bedroom benefits from fitted wardrobes and ensuite facilities. Two further bedrooms and family bathroom complete this floor. The converted loft provides a flexible space for either a fourth bedroom or study/playroom. An adjoining loft space can also be accessed from this room. The south facing rear garden is predominantly laid to lawn, but also benefits from patio, summer house, garden store and rear access to local countryside walks. Off street parking is provided with the driveway currently able to accommodate two to three vehicles.



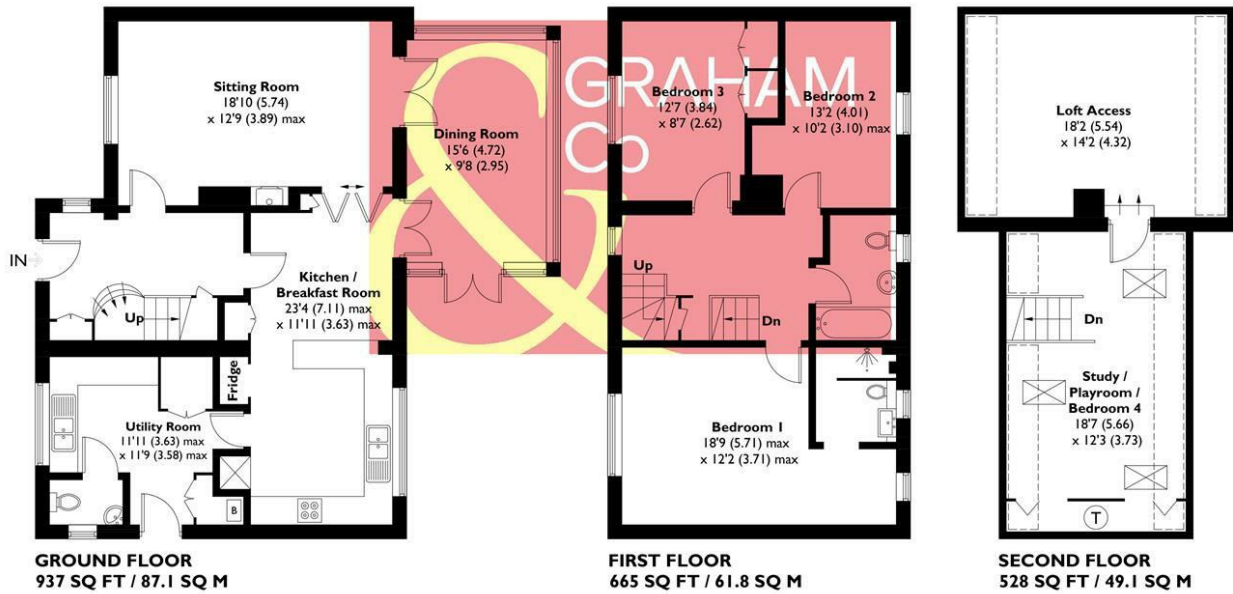
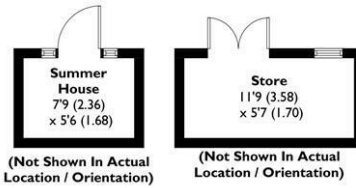


The village of Barton Stacey is situated in the northern part of the well-known and highly regarded Test Valley which offers a church, public house, post office and an excellent primary school and nearby pre-school. There is a trout fishery with lakes offering fantastic fishing and also many walking tracks, as well as opportunities for walking at Chilbolton Common, Stockbridge Downs and Bransbury 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.





**APPROXIMATE GROSS INTERNAL AREA = 2130 SQ FT / 198.0 SQ M**  
**STORE / SUMMER HOUSE = 109 SQ FT / 10.1 SQ M**  
**TOTAL = 2239 SQ FT / 208.1 SQ M**

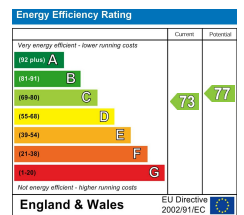


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1301365)  
**Produced for Graham & Co**

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