

Grange Cottage, Barton Stacey, Winchester, SO21 3RL



 Myddelton & Major.

We are proud to present

Grange Cottage

Barton Stacey, Winchester, SO21 3RL

A recently renovated Grade II Listed four-bedroom detached property, bursting with period features, with a beautiful cottage garden and parking.

- Popular Test Valley village and Conservation Area
 - Grade II Listed
 - Recently renovated
- Open-plan kitchen/dining room
 - Three reception rooms
 - Four Bedrooms in total
- Main Bedroom with ensuite shower room
- Landscaped terrace and mature garden
 - Parking for three cars
- Cellar currently used as a utility room





The Property

Grange Cottage is an attractive Grade II listed home that has been lovingly restored and refurbished by the current owners. Constructed of brick beneath a tiled roof, the property is rich in period charm and character, with beautiful sash windows throughout, flooding the rooms with natural light.

Entering through the stable door, the welcoming hallway leads to a generously proportioned boot room. Featuring panelled walls, built-in storage, wood flooring and a striking inglenook fireplace (currently unused), this versatile room could equally serve as an excellent home office or study.

The cosy sitting room enjoys an open feel thanks to a half-height wall connecting it to the hallway. It offers further period features including an unused inglenook fireplace and built-in storage and provides access to the staircase leading to the first floor.

The playroom or snug is another pretty reception space, complete with a fireplace, built-in storage and sisal carpeting as well as access to the staircase. A well-appointed cloakroom features panelled walls, a Victorian-style wash basin and WC.

The cellar has also been renovated and is currently used as a useful utility room, with plumbing for a washing machine.

The heart of the home is the impressive family kitchen and dining room. The shaker-style kitchen is fitted with an extensive range of wall and base units beneath quartz worktops and includes integrated dishwasher and bin storage, a Belfast sink, electric range cooker and space for an American-style fridge freezer. Two traditional larders provide excellent additional storage. A substantial central island forms an attractive focal point and offers informal seating with bar stools.

The dining area comfortably accommodates a large family dining table and benefits from built-in bookshelves, while the adjoining family room has fully opening, bi-fold doors opening onto the terrace and gardens beyond. French doors from the kitchen also provide direct access to the terrace, creating an ideal space for indoor-outdoor living and entertaining.

On the first floor, there are four bedrooms comprising three generous doubles and a well-proportioned single bedroom. The principal bedroom benefits from built-in storage and a luxurious en-suite shower room with twin wash basins. A stylish family bathroom completes the accommodation, featuring attractive tiled walls and flooring.

Throughout the property, the elegant sash windows and tasteful décor enhance both the character and charm of this lovely home.











Garden & Grounds

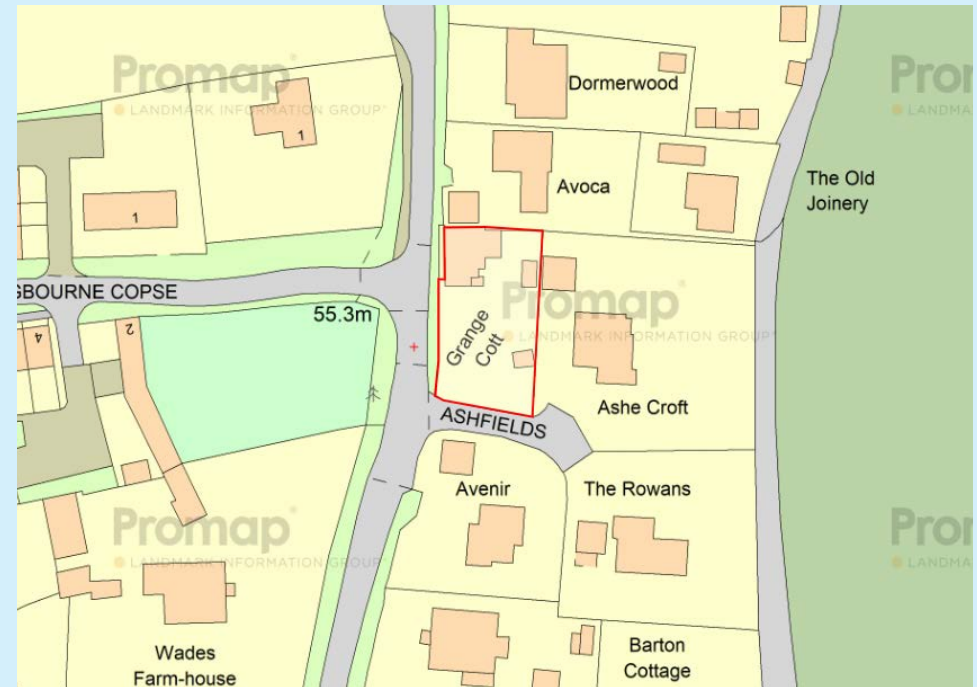
A newly laid gravel parking area provides off-road parking for three to four vehicles; a path leads from here to the entrance of the property. A new 3-metre long shed provides useful garden storage. The garden is beautifully established and well stocked, the mature garden features an abundance of trees, shrubs, and flowering perennials, creating a private and tranquil setting. The delightful terrace sits between the kitchen and family room, offering the perfect space for al-fresco dining and entertaining.

Location & Amenities

Situated in the sought-after village of Barton Stacey, the property enjoys access to a range of local amenities, including a village shop with Post Office, primary school, public house, historic 13th-century church, village hall, and recreation ground.

The surrounding area offers excellent opportunities for outdoor pursuits, with fishing available at Dever Springs and an abundance of nearby countryside walks and bridleways. A selection of highly regarded independent schools can be found in both Winchester and Salisbury, while Barton Stacey falls within the catchment area for the well-regarded Testbourne Community School in Whitchurch.

The village is particularly well placed for commuters, with the A303 accessible within approximately five minutes, providing convenient links to the A34 and M3 for routes to London and the South Coast. Regular direct rail services to London are available from Micheldever station, with journey times of just over an hour.



Additional Information

Directions

Postcode: SO21 3RL

What3words: ///jammy.crunch.lunch

Services

Mains electricity and drainage. Oil-fired central heating. Ofcom suggests broadband speeds of up to 49Mbps are available and that all major mobile networks should have good to variable coverage outside and good to variable inside.

Tenure

Freehold

Council Tax Band

F

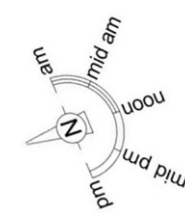
EPC Rating

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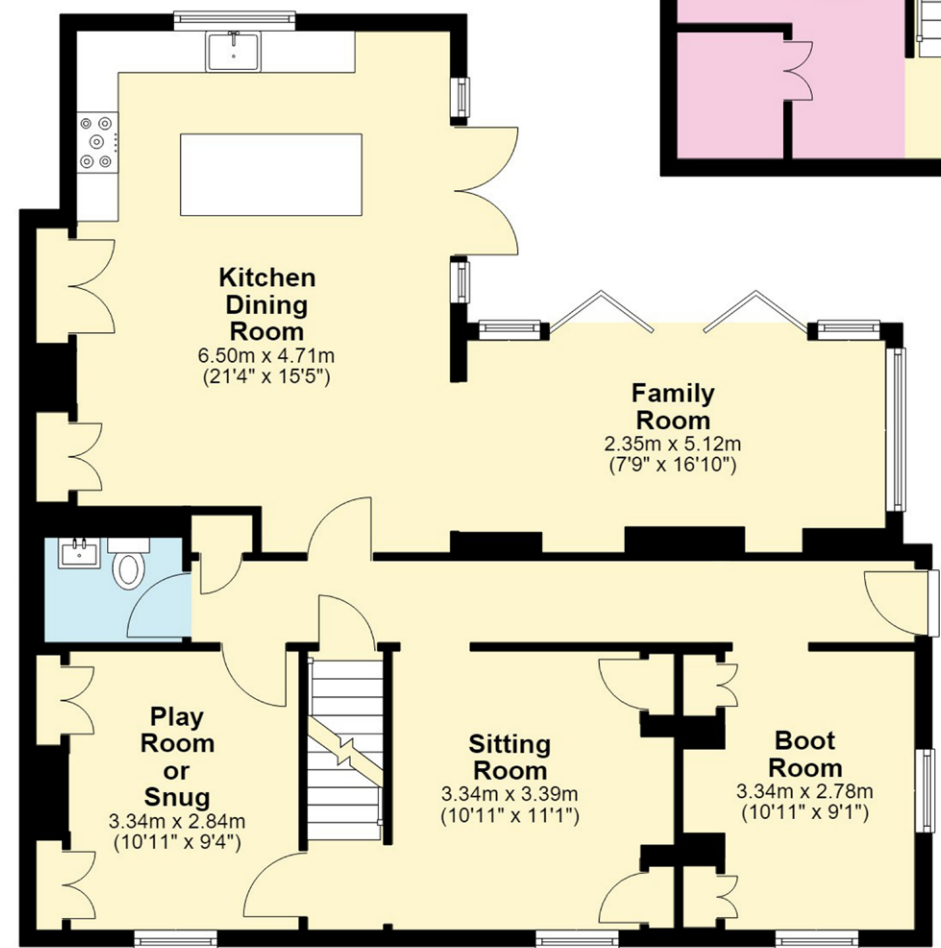
Square Footage

2,000.8 sq ft

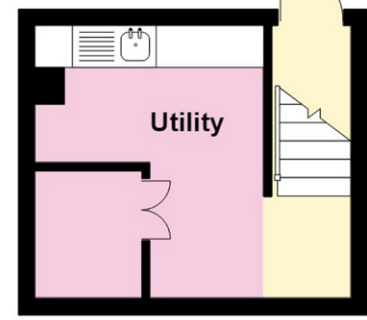




Ground Floor



Cellar



First Floor



Total area: approx. 182.2 sq. metres (1960.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines



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