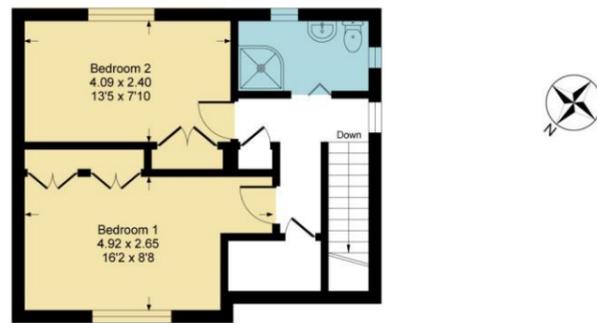


**Roberts Road, SO21**  
Approximate Gross Internal Area = 99.6 sq m / 1073 sq ft



First Floor



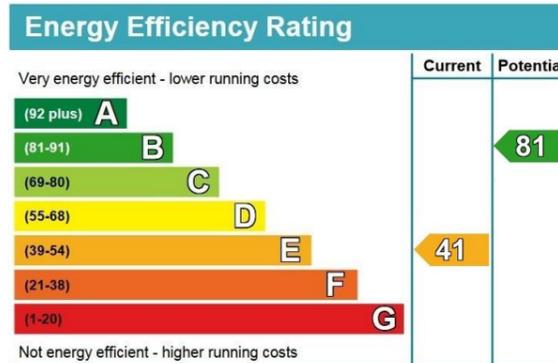
Ground Floor

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.



**Roberts Road, Barton Stacey**

**Guide Price £355,000 Freehold**



- No Onward Chain
- Dual-Aspect Living/Dining Room
- Good-Sized Conservatory
- Family Shower Room
- Close to Village Primary School
- Entrance Hallway
- Modern Kitchen
- Two Double Bedrooms
- Mature Gardens & External Storage
- Close to Amenities

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.

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A wonderful opportunity to acquire this deceptively spacious, two-double bed roomed, semi-detached house located on Roberts Road in the popular village of Barton Stacey with excellent proximity to the village primary school. The well-presented accommodation offers an entrance hallway with built-in storage, a generous dual-aspect sitting/dining room, a good-sized conservatory, a modern kitchen, two double bedrooms and a family shower room. Outside, to the front is a mature, low-maintenance garden which could provide driveway parking, subject to the required planning permission, whilst to the rear there is an attractive, mature rear garden with views over open countryside beyond. The property is available with No Onward Chain.

The front door opens into the entrance hallway with a built-in storage cupboard, stairs to the first floor and a door into the living/dining room, a good-sized, dual-aspect room complete with a wood-burning stove and with French doors opening out to the conservatory. The conservatory has its own French doors providing access into the rear garden and is also of good size, a practical space currently used as a home office. The kitchen is also accessed from the entrance hallway, with a window to the rear, and includes a modern range of eye and base level cupboards and drawers with contrasting worksurfaces over, an inset stainless-steel sink, an inset induction hob with an oven/grill below, an integrated washing machine and dishwasher plus space for a fridge freezer. There is internal access from the kitchen to an adjoining store which itself has an external door. The first floor provides two double bedrooms, both with built-in wardrobe storage and the family shower room. The garden to the rear includes a patio area adjacent to the rear of the property, retaining sleepers and walling with steps up beyond mature flower and shrub borders to an area of lawn with a path leading to gated rear access to the open green space beyond.

Originally constructed as military staff quarters during the 1950s, serving Barton Stacey Camp, Roberts Road winds its way around the northern and eastern edges 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 it 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.

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.

