

ROBERTS ROAD
Barton Stacey, Winchester, Hampshire, SO21

Carter Jonas

ROBERTS ROAD, BARTON STACEY, WINCHESTER, HAMPSHIRE, SO21

AN IMPRESSIVELY EXTENDED FAMILY HOME PROVIDING GENEROUS AND HIGHLY FLEXIBLE LIVING SPACE, SET WITHIN DELIGHTFUL GARDENS WITH OUTSTANDING COUNTRYSIDE VIEWS.

• Three bedrooms • Two reception rooms • Two bathrooms • Kitchen • Utility room • Study • Driveway with parking for multiple vehicles • Far-reaching views across neighbouring farmland and the Hampshire countryside
• EPC rating D



DESCRIPTION

The property is thoughtfully arranged and highly versatile, lending itself equally well to family living, multi-generational occupation, home working, or the creation of an annexe, subject to any necessary consents. The accommodation is well balanced and flows naturally from a welcoming entrance hall. Positioned to the front of the property, the sitting room is a dual-aspect space featuring French doors opening onto the rear terrace. At the heart of the home, the kitchen is both practical and well arranged, serving the surrounding reception areas with ease. Beyond, an impressive family room forms a superb extension to the living space. Enjoying a triple-aspect outlook, this expansive room provides ample space for both dining and relaxed family living, with further French doors and a glazed door opening to the garden. A separate utility room and cloakroom are discreetly positioned off the family room.
To the front of the property, a dedicated study provides an ideal space for home working.
On the first floor, the principal bedroom enjoys a dual-aspect outlook and benefits from an en suite shower room. Two further double bedrooms are served by the family bathroom. A useful study area on the landing, enhanced by a rooflight, offers additional flexibility for home working or study.

OUTSIDE

Externally, the property is set back from the road behind a well-kept frontage, with a lawn, mature planting and a driveway providing off-road parking for several vehicles.

The gardens are a particular feature of the property and have been thoughtfully arranged across a series of levels to make the most of the far-reaching countryside views. Beyond are productive vegetable beds, fruit trees and a greenhouse. The garden enjoys a wonderful outlook across neighbouring farmland and the rolling Hampshire countryside beyond.

LOCATION

Barton Stacey is a popular Hampshire village lying to the north of Winchester, exceptionally well placed for access to the A34, M3 and the wider South East. The village offers a strong sense of community, with a village hall, recreation ground, church and public house. The surrounding area provides an excellent range of educational options, including Barton Stacey Church of England Primary School (about 0.2 miles), Testbourne Community School in Whitchurch (approximately 5 miles) and Peter Symonds College in Winchester (around 9 miles).

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water, electricity and drainage. Oil central heating.
Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.
Local Authority: Test Valley Borough Council
Council Tax: Band C
What3words: archive.jacuzzi.beep
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

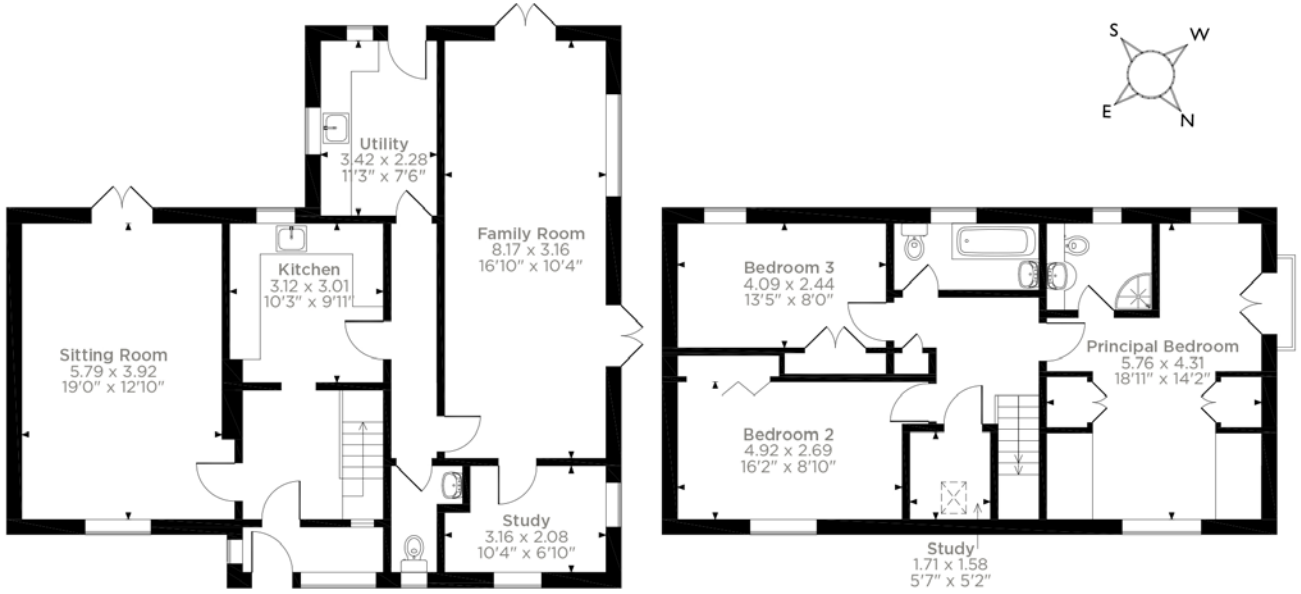








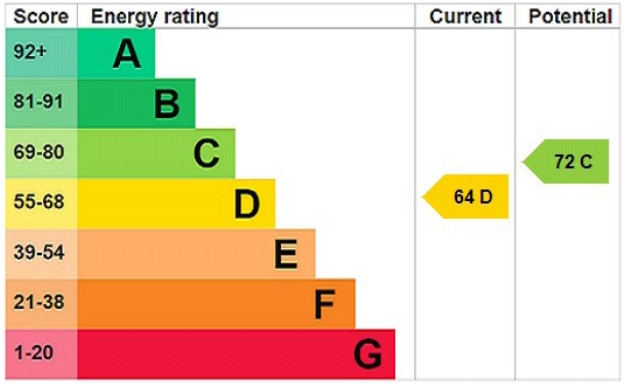
79, Roberts Road, Barton Stacey, Winchester, Hampshire
Approximate Gross Internal Area
160 Sq M/1722 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







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