



## 2 bed semi-detached house to buy in SO21

The Garden, Barton Stacey, Winchester, Hampshire, SO21 3RP

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Entrance Hallway
- ✓ Living Room
- ✓ Cloakroom
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Available to the property market with No Onward Chain, The Gardens is a unique two-bedroomed, semi-detached house set within a tranquil, good-sized plot, bordering the village playing field with views of undulating farmland beyond. One of the village's oldest dwellings with many character features, the property benefits from driveway parking in front of a detached garage, complete with power and lighting, whilst the accommodation itself comprises an entrance hallway, kitchen, cloakroom, living room, conservatory, ground floor shower room and two bedrooms.

### LOCATION:

The property can be found off The Street, in the centre of the village of Barton Stacey, with access via the track that leads to the playing field, opposite the village shop and Post Office. 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. The River Dever, a tributary of the River Test forms a natural northern border to the village which is located approximately one mile south of the A303 so provides easy road access to both London and the West Country as well as the south coast and Midlands via the nearby A34. The City of Winchester and 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.

### OUTSIDE:

There are communal parking options adjacent to the rear of the property, at the end of the lane that provides access to the village playing field. A gated driveway is located alongside the property, in front of the garage with a path leading from the driveway to the front door of the property.

### ENTRANCE HALLWAY:

Window to the side. Clay tiled flooring. Door to:

### CLOAKROOM:

Window to the front. Close coupled WC, hand wash basin and wall mounted electric fan heater.

#### KITCHEN:

Side aspect kitchen accessed from the entrance hallway via a part-glazed internal door. Range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. Stainless steel sink, inset induction hob with oven/grill below (both newly installed in 2023) and stainless steel splashback. Freestanding dishwasher, washing machine and fridge. Internal door to:

#### LIVING ROOM:

Good sized living room with windows to the front and an external door providing access to a front-aspect conservatory. Wood burning stove set within an original inglenook fireplace on a slate-tiled hearth (newly installed in 2023). The inglenook fireplace has the original bread oven still in situ. Recess to one side of the chimney breast with fitted shelving. Door to a built-in storage cupboard housing the consumer unit and electric meter.

#### CONSERVATORY:

Glazed to the front and to both sides with low-level walls. Tiled flooring. French doors opening out into the garden. Wall mounted electric heater.

#### GROUND FLOOR SHOWER ROOM:

Window to the rear. Tiled flooring. Walk-in shower enclosure with electric shower. Vanity hand wash basin with cupboard below. Heated towel rail.

#### LANDING:

Window to the rear. Access to a partially boarded loft.

#### BEDROOM ONE:

Front aspect double bedroom. Original feature fireplace. Fitted display cupboard within recess. Wall mounted electric heater. Door to built-in wardrobe cupboard.

#### BEDROOM TWO:

Good-sized single bedroom with a window to the side. Door to a built-in airing cupboard housing hot water cylinder.

#### GARDEN:

Patio adjacent to the front of the conservatory with low level retaining wall and steps up to an area of lawn. Two garden sheds, a greenhouse and log storage.

#### TENURE & SERVICES:

The property is freehold, mains water and electricity are connected. Private drainage. Heating via electric storage heaters with Economy Seven overnight reduced tariff.

Non - Standard Construction property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Cob construction

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

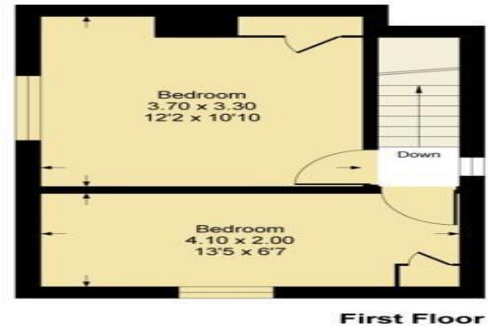
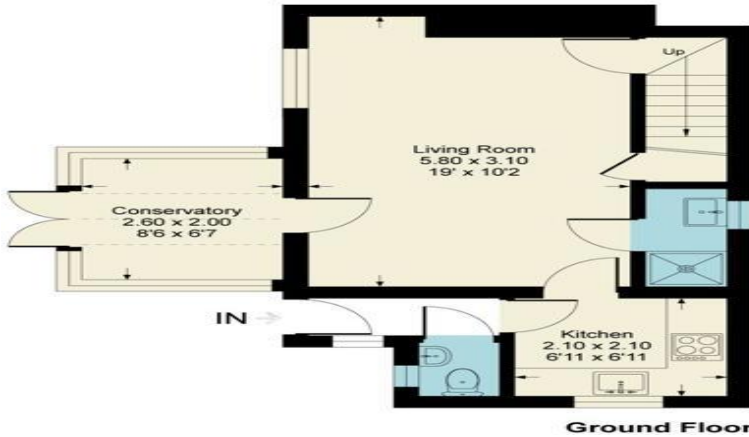
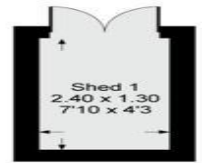
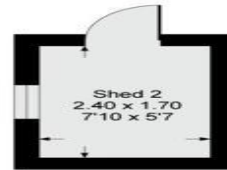
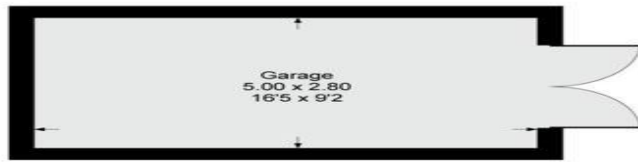
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Cocum Road, SO21

Approximate Gross Internal Area = 62 sq m / 663 sq ft  
 Approximate Outbuilding Internal Area = 7 sq m / 78 sq ft  
 Approximate Garage Internal Area = 14 sq m / 151 sq ft  
 Approximate Total Internal Area = 83 sq m / 892 sq ft



Ground Floor

First 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

The Garden, Barton Stacey, Winchester, Hampshire, SO21 3RP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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