



Barton Stacey, Winchester, Hampshire, SO21 3RH

Winkworth

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Lovely Grade II Listed, Detached, Village Home with Stunning Garden

This beautifully presented, Grade II listed, detached house is situated in the peaceful, picturesque village of Barton Stacey offering a lovely community feel and the serenity of village life. The location also benefits from good access to the larger centres of Winchester and Andover, and the charming small town of Stockbridge is less than 15 minutes away with mostly independent shops and a variety of excellent pubs, restaurants, and cafés. Virginia Cottage will greatly appeal to those who desire period charm, an idyllic rural location and plenty of space.

On the ground floor the front door gives access into the good size breakfast room complete with a large brick inglenook with inset wood burner and useful built-in cupboards. To the right of the front door lies the warm and welcoming sitting room which benefits from a working fireplace and built-in storage. French doors open out from here onto the terrace, a lovely sheltered sunny spot, perfect for a pre-lunch drink or for watching the sunset in the evening.

The attractive bespoke fitted kitchen enjoys views over the garden. It is well appointed with ample units and features a wonderful four-oven electric AGA, granite worktops and an integrated dishwasher, with space for further appliances. Stairs lead down from the kitchen to the impressively generous cellar. This is a fantastic space with lighting and power and has plenty of practical built-in shelving. A door from the kitchen leads to four rooms. Two rooms at present are used as a bedroom and a snug but would be equally useful as a study/office for working at home. There is also a modern shower room with washbasin and WC, and a boot room / utility room with cupboards and integral washing machine. Doors lead to both the parking area and terrace. This entire suite could perhaps be used as a self-contained, ground-floor annexe.

A wide staircase leads to the first floor with a bright sunny landing perfectly situated for a window seat to sit and admire the views over the lovely garden. There are three good size bedrooms; the principal bedroom is particularly impressive with a modern open plan en-suite bathroom with wall-length built in wardrobes and drawers. Bedroom two is a large double, again with plenty of built-in storage and a roof hatch with substantial loft ladder to a large, boarded loft, while to the rear of the house bedroom three and a family bathroom with separate shower cubicle complete the accommodation on this floor.

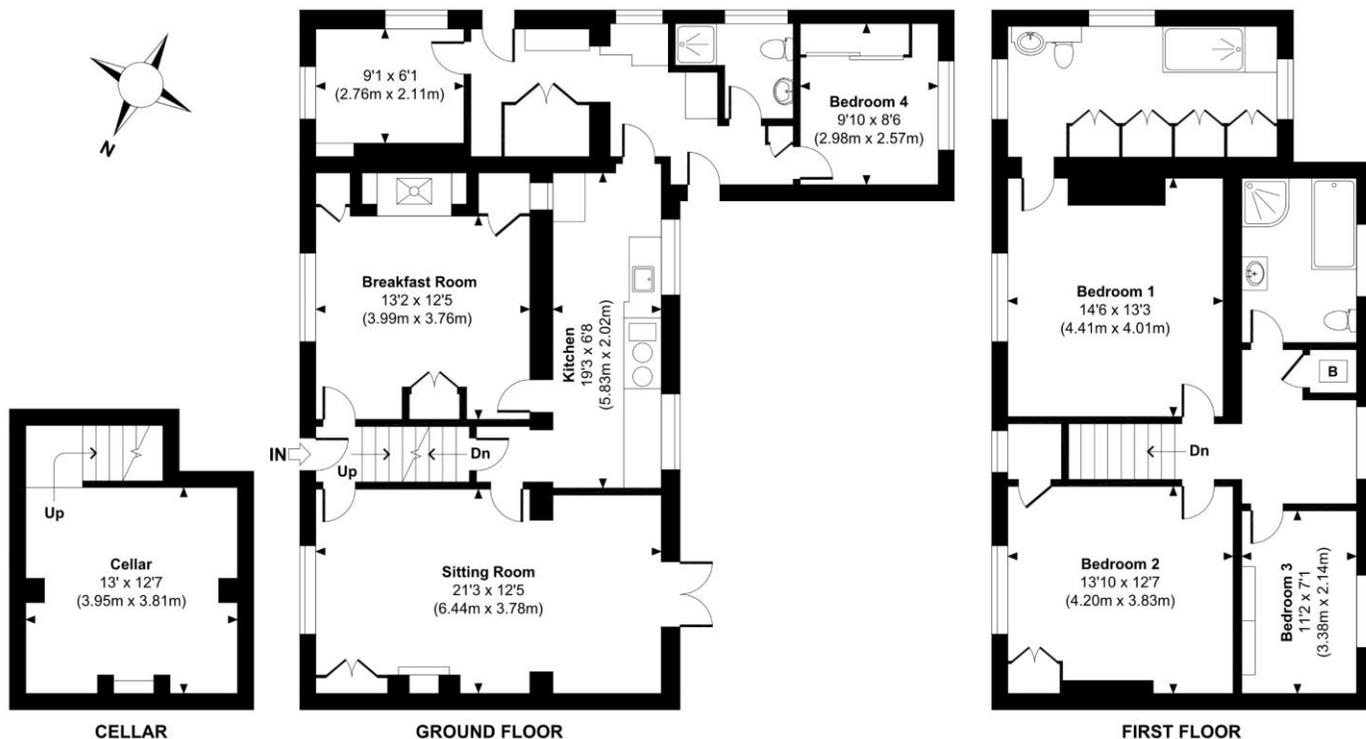
Outside, the driveway provides off road parking for two cars with further space in a gated area alongside the house. This area also has a covered shed for bins and a large wooden open-fronted log store. The front of the property is enclosed with an attractive brick and flint wall. Box hedged parterres with standard bay trees on either side of a brick and quarry tiled path to the front porch. To the rear is an attractive brick terrace with brick and flint retaining walls. Steps lead up to the top lawn with flower beds and a small rose garden. Brick steps with raised borders to either side lead down to the lower garden, mainly lawned with specimen trees including Cedar, Silver Birch, Tulip Tree and two Walnut Trees. To one side is a large, well-stocked herbaceous border, a small shrubbery and shed with ample space for a ride on mower. On the other side is a vegetable garden laid out with low raised beds and separated from the lawn by trellising with climbing roses. There are two greenhouses and a further smaller garden shed.





Virginia Cottage

Approximate Gross Internal Area
Total = 2031 Sq Ft / 188.66 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

Leave Winchester on the B3420 Andover Road and at the Three Maids roundabout take the 2nd exit onto the A272 (signposted Salisbury, Stockbridge). At the end of the road turn right onto the A30, then turn left onto The St (signposted Barton Stacey). Continue through the village and the property can be found on the left-hand side, just before the village pub and shop on the right.

Location

Virginia Cottage is situated in the picturesque village of Barton Stacey, approximately 7 miles north of Winchester and 7 miles southeast of Andover. The village itself has a primary school, church, village shop with post office, public house (The Swan Inn) and recreation ground. Winchester and Andover have a wider range of amenities, including mainline railway stations at each. The A303 and A34 are both within close proximity. The property is in the catchment for Barton Stacey primary school and Testbourne secondary school, and there is a bus service to both Peter Symonds College and Andover College.

Tenure: Freehold

Services

Mains electricity, drainage and water, Oil-fired central heating

Test Valley Borough Council
Council tax band: G

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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