



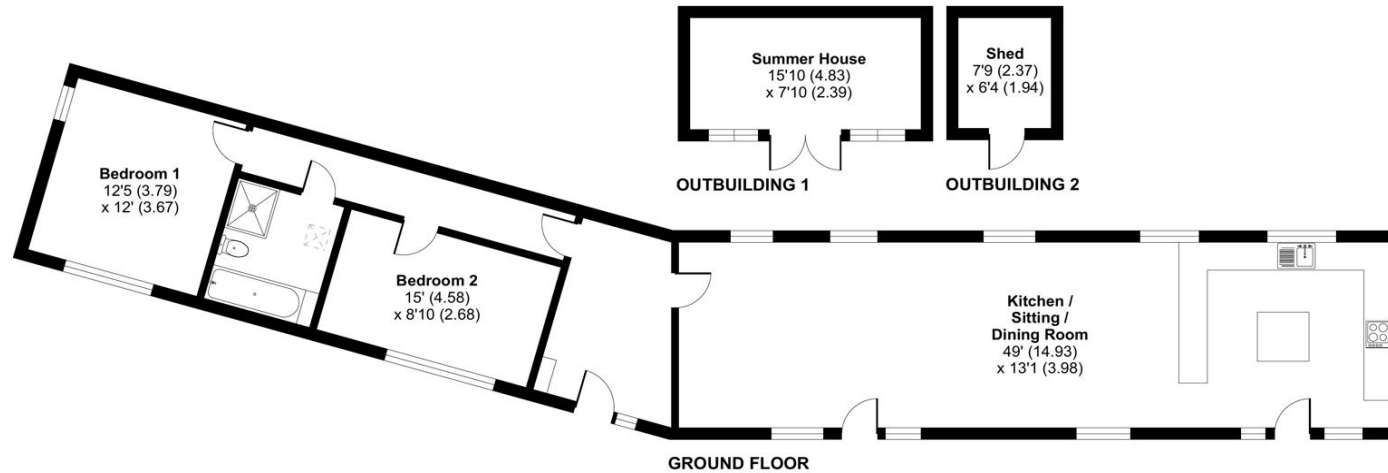
Ringbourne Copse, Barton Stacey, Winchester, Hampshire, SO21 3FR



ACCOMMODATION

The Barn is a stunning single-story home, once part of the original farm, now nestled within the exclusive Ringbourne Copse—one of Barton Stacey's most desirable developments. The property benefits from two allocated parking spaces, and on entering, a spacious hallway provides plenty of storage for coats and shoes. The true showstopper of this home is the spectacular 49' kitchen/breakfast room—a beautifully designed space perfect for entertaining. Featuring a large kitchen area, a separate island, and a breakfast bar, it also offers ample room for a 12+ seater dining table and a generous living area ideal for multiple sofas and seating. French doors open onto a private garden, which includes a dedicated home office/studio, a shed, a lawned area, and side access. There are two spacious double bedrooms (one fully air-conditioned), both served by a stylish family bathroom. Also, an extensive loft storage space which is roughly 600 square feet. Backing onto a picturesque mature tree copse, owned and maintained by the Middleton Estate, the property enjoys a peaceful setting within a protected conservation area. This natural retreat is home to a variety of wildlife, including birds, squirrels, hedgehogs, and even the occasional baby deer. As a charming addition, the current owners have placed two hedgehog houses just outside the kitchen window, which are believed to have at least one 'resident'—these will remain with the property. Barton Stacey is a thriving village with a strong sense of community. A local seller provides fresh honey, while the village shop stocks local farm produce such as vegetables, bacon, and eggs. It also operates as a post office and offers high street banking services for select providers. Surrounded by stunning countryside, Barton Stacey boasts beautiful walking routes, public byways, and bridleways, perfect for outdoor enthusiasts. A rare opportunity to own a characterful yet contemporary home in a vibrant and sought-after village setting.

Approximate Area = 1200 sq ft / 111.5 sq m
 Outbuilding = 173 sq ft / 16.1 sq m
 Total = 1373 sq ft / 127.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1261580



Scan the QR code to find out more information about this property.

SITUATION

The village of Barton Stacey, which has a church, pub and primary school, sits in a beautiful rural part of Hampshire yet is just a short distance to the A303 and A34 which both give easy access to the M3. The village is roughly halfway between Andover and Winchester, where there is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. Salisbury and Stockbridge are also easily commutable.



SPECIFICATION

- Single story barn conversion
- Two double bedrooms
- Private garden
- Two allocated car parking spaces
- Garden studio
- Sought after location

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E

ASKING PRICE £599,950

TENURE

Freehold