

# Hellards



*At home in Easton*



# The Green Barn,

WINCHESTER, HAMPSHIRE, SO21 1EG

£4,000 pcm

- Sought after village location
- Four/Five bedrooms
- Spacious kitchen
- Walled garden
- Sitting room

A superbly presented home located in the picturesque village of Easton. The accommodation includes a superb dual aspect country kitchen / dining room, with Aga and a large island unit. There is an adjacent utility room and larder. The naturally well lit sitting room has double doors out onto the garden. Completing the downstairs is a double bedroom / study and cloakroom. Upstairs, there is the master suite, with vaulted ceiling and Juliet balcony and an en-suite bathroom. There are three further bedrooms and a family bathroom. To the rear is a pretty walled garden and patio area. There is parking for several vehicles to the front, and access to the shared tennis court.

Easton forms part of the picturesque Itchen Valley, along with Itchen Abbas, Itchen Stoke, Ovington and Avington. Situated along the old route between Alresford and Winchester, these popular villages offer the best of village living, whilst being within easy reach of Winchester and the M3. Crystal clear chalk streams wind through the valley, on their journey to the sea, and the area has the most beautiful walks you could imagine, with picnic spots by the river and bluebells aplenty at Micheldever Wood. Itchen Abbas has an Ofsted rated 'good' school, an active village hall and a







pub/restaurant, The Trout. Ovington has a popular pub, The Bush Inn, and Easton boasts The Cricketers and The Chestnut Horse, as well as an active cricket club.

### ENTRANCE HALL

### KITCHEN / DINING ROOM

22' 6" x 24' 1" (6.86m x 7.35m)

### UTILITY ROOM

8' 10" x 8' 9" (2.7m x 2.67m)

### SITTING ROOM

17' 0" x 23' 2" (5.19m x 7.07m)

### BEDROOM 5 / STUDY

12' 6" x 10' 4" (3.83m x 3.15m)

### BEDROOM ONE

13' 8" x 15' 3" (4.19m x 4.65m)

### ENSUITE

9' 6" x 7' 4" (2.91m x 2.25m)

### BEDROOM TWO

11' 5" x 16' 11" (3.5m x 5.16m)

### BEDROOM THREE

11' 6" x 9' 9" (3.52m x 2.98m)

### BEDROOM FOUR

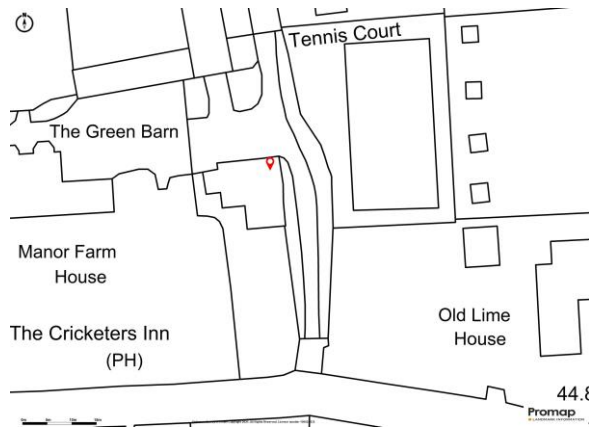
8' 4" x 6' 9" (2.55m x 2.06m)

### BATHROOM

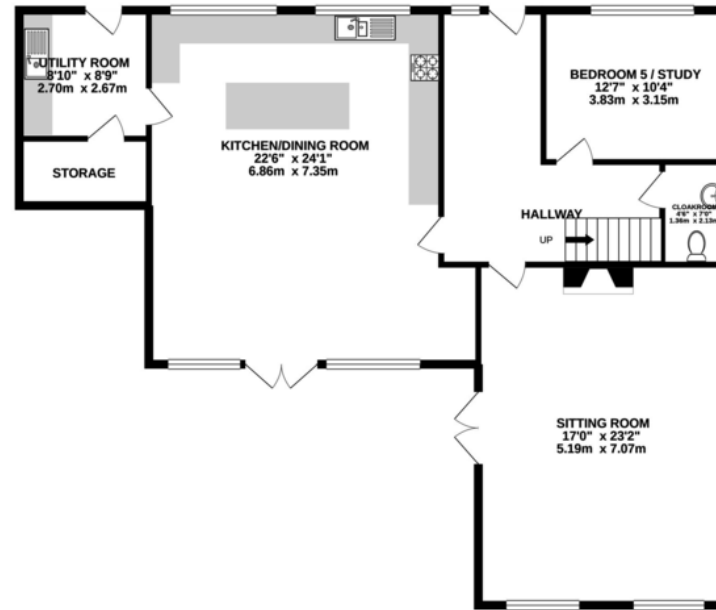
8' 1" x 12' 7" (2.48m x 3.84m)

### DIRECTIONS

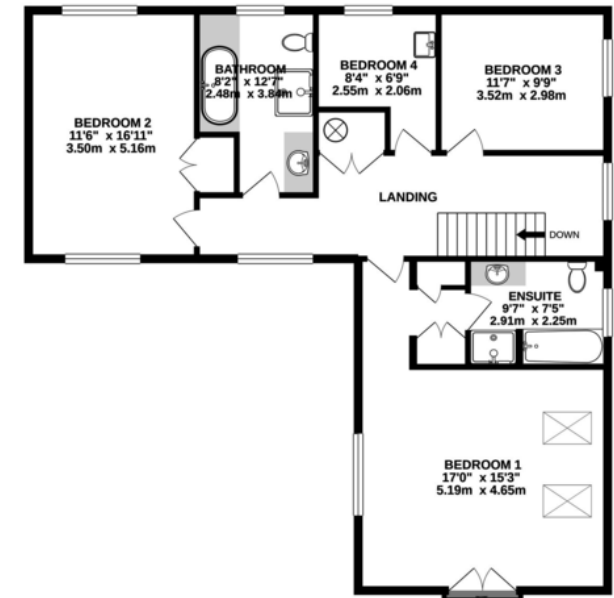
From our Office, turn right onto West St and continue along and onto Alresford Road. At the roundabout, take the A31 towards Winchester. At the Percy Hobbs Roundabout, take the third exit onto Chapel Lane. Continue along Chapel Lane into the Village and past the Village Hall. Take the next right (by the Cricketers) and The Green Barn can be found on the left.



**GROUND FLOOR**  
1342 sq.ft. (124.7 sq.m.) approx.



**FIRST FLOOR**  
1052 sq.ft. (97.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2394 sq.ft. (222.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

