



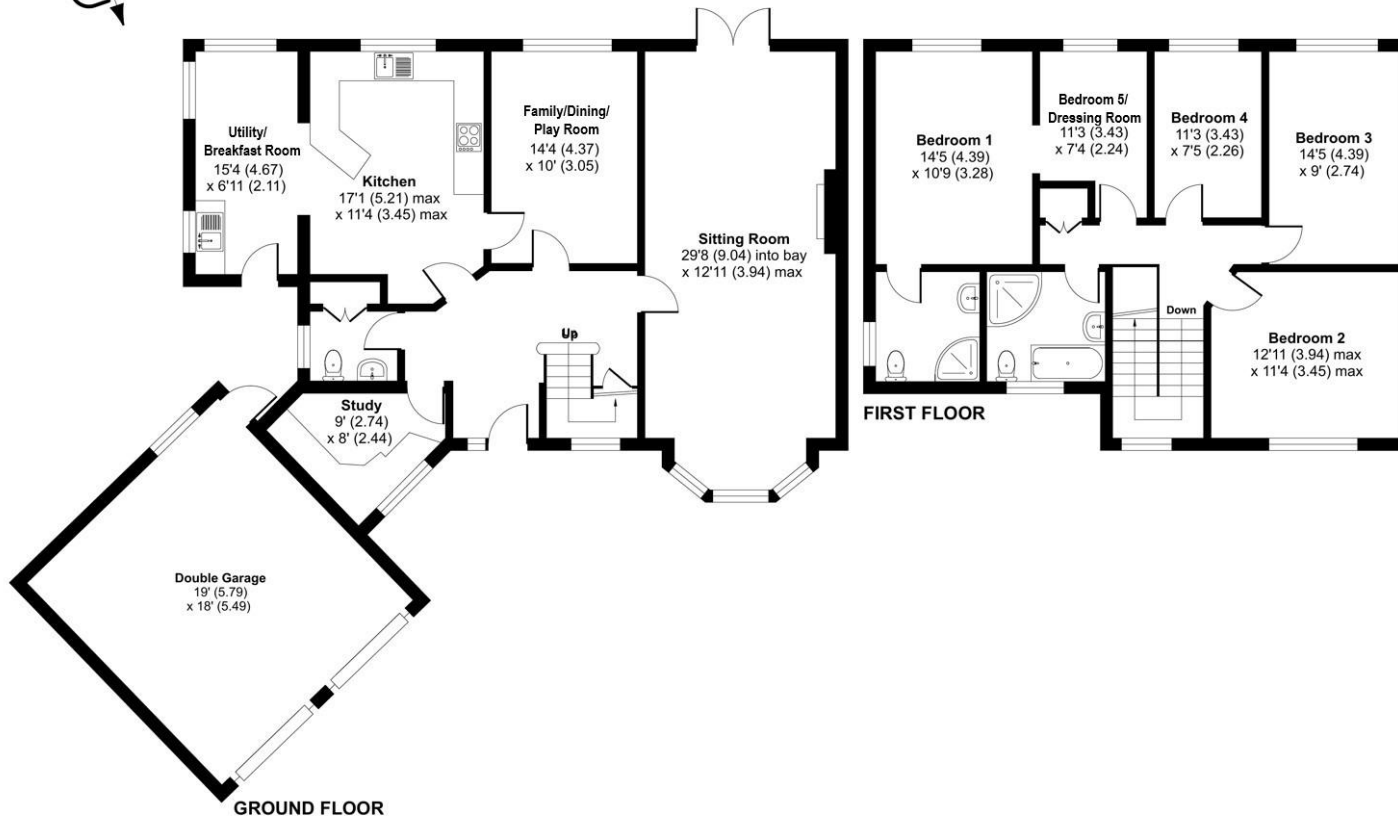


ACCOMMODATION

Modern and contemporary home occupying a quiet and convenient position along a no-through road within a delightful cul-de-sac setting, this substantial property encapsulates the true essence of a family home and is a fine example of modern living. Located in the heart of the popular Hampshire village of Otterbourne, this high-quality property has been designed to create light and airy accommodation throughout. The welcoming ground floor is entered via a substantial entrance hall, which leads to all the principal rooms. The impressive accommodation includes a well-appointed sitting room which is dual aspect with a fresh and contemporary design with French doors opening out onto the private enclosed garden. An impressive kitchen/breakfast room is fitted with clever storage solutions and provides the perfect family space with a feature island and dining area. This unique space provides fantastic room for entertaining your whole family and is the hub of the home. The light and airy accommodation continues to delight with a well-proportioned family room which provides flexibility as this could be used as dining room or even a play room. To complete the ground floor is a convenient guest cloakroom, a useful utility room and a study. Stairs rise to the first floor with a beautiful galleried landing which leads to five well-appointed bedrooms, all served by the family bathroom. The principal bedroom benefits from en-suite shower room. Currently the original fifth bedroom is being used as a dressing room for the principal bedroom. Continuing outside, you will gravitate towards the private enclosed garden which has been beautifully landscaped and well maintained. A gorgeous patio is the perfect place for al fresco dining with views across a vast lawned area, with a mix of mature borders and hedging. To the front of this home is a driveway leading to the double garage.



Approximate Area = 1985 sq ft / 184.4 sq m
 Garage = 342 sq ft / 31.7 sq m
 Total = 2327 sq ft / 216.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1037062



SITUATION

Otterbourne is an idyllic village offering amenities and access to countryside, woodland and river walks. The property is within the catchment area of Otterbourne CE Primary School and Thornden School. The surrounding area has a range of highly esteemed private schools including Princes Mead, Twyford and Pilgrims Preparatory, St Swithuns School for Girls, King Edwards and Winchester College. Communications are excellent, with the M3 and M27, main line train stations and Southampton Airport all in easy reach, as well as good bus services and shopping, dining and entertainment facilities in Winchester, Chandlers Ford and Eastleigh.



SPECIFICATION

- High quality family home
- Quiet cul-de-sac location
- Five well-appointed bedrooms
- Kitchen/breakfast room
- Modern en-suite and family bathroom
- Home office
- Double garage and driveway parking
- Private and landscaped southerly garden
- CAT cabling throughout the property as well as wiring for CCTV

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

GUIDE PRICE

Offers in excess of £875,000

TENURE

Freehold