



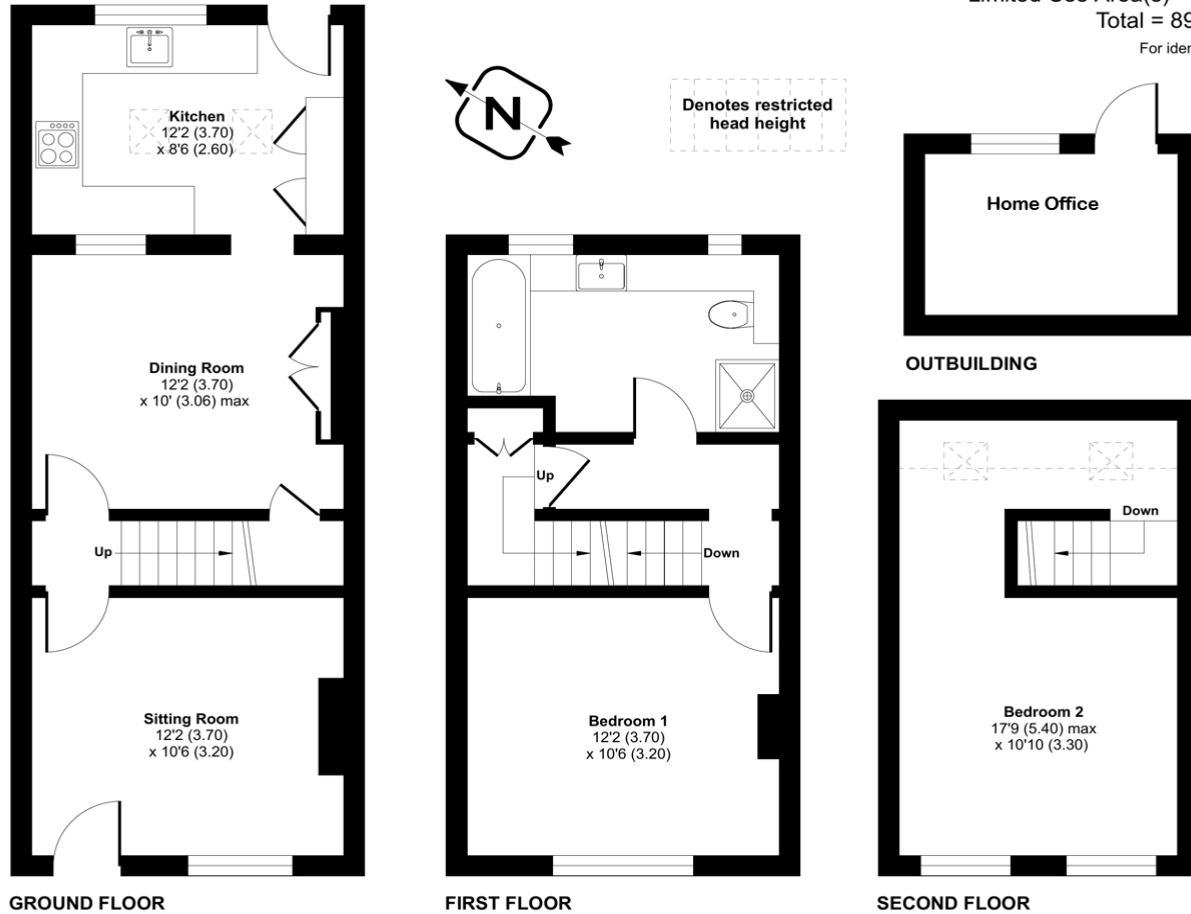
Park View, Boyatt Lane, Otterbourne, Winchester, SO21 2HU



ACCOMMODATION

A beautifully refurbished period terraced home, built in approximately 1892. This character home has recently been completely modernised and now boasts superb features including a spacious, contemporary kitchen with stylish tiling, a range of attractive grey wall and base units, a butlers sink and underfloor heating. The whole room is streamed with natural light from the skylights and door to the garden. There is also a separate dining room and characterful sitting room, both displaying feature fireplaces and restored windows. The first floor continues to impress and has been re-modelled to create a stunning principal bedroom including tasteful shutters, modern radiators and space for wardrobes. The family bathroom has been lovingly updated to include a four-piece suite complemented, with a vanity unit made from Yew and elegant tiling. The loft extension provides another double bedroom with eaves storage and superb views. Externally, the property enjoys a large patio terrace and well-kept lawn. Recently added is the fully insulated and powered home office to the rear, complete with cloakroom and additional storage. A viewing is highly recommended to appreciate the standard of accommodation on offer.

Approximate Area = 878 sq ft / 81.5 sq m (excludes shed)
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 899 sq ft / 83.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1120961



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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	

SITUATION

Situated four miles south of the historic city of Winchester, on the Otterbourne/Allbrook boundary, in a quiet location near Otterbourne Common, with access to countryside, woodland and river walks. Communications are excellent, with the M3 and M27, train stations (Winchester, Eastleigh and Southampton Parkway) and Southampton Airport all in easy reach, as well as good bus services and shopping, dining and entertainment facilities in Winchester, Chandler's Ford and Eastleigh.



SPECIFICATION

- Beautiful character home which has been recently refurbished
- Located in the sought after village of Otterbourne
- Two double bedrooms
- Contemporary four-piece bathroom
- Sitting room and dining room with feature fireplaces
- Enclosed rear garden with home office to the rear
- Located in sought after Otterbourne

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - C

GUIDE PRICE

Offers in excess of £400,000

TENURE

Freehold