



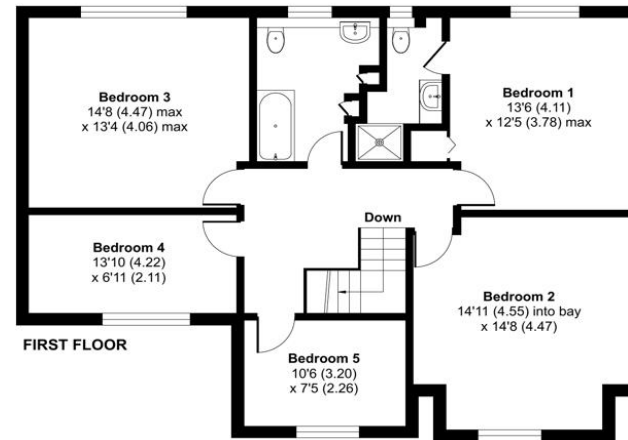
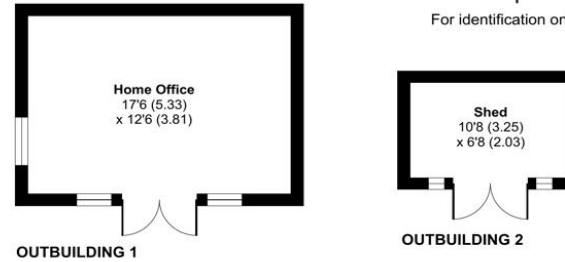
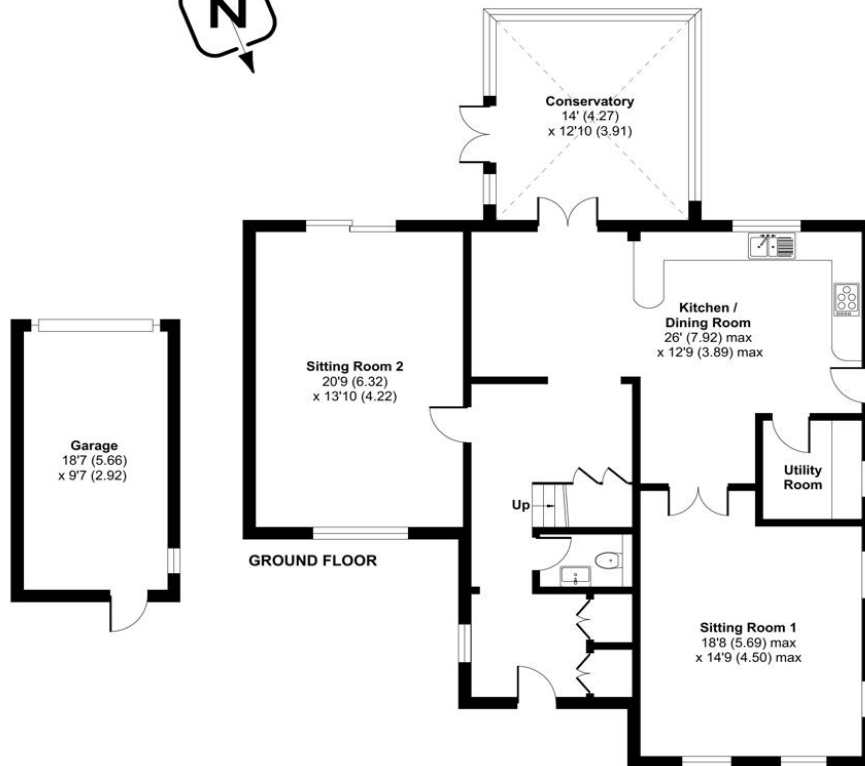


ACCOMMODATION

This beautifully presented detached five-bedroom property is being offered with no forward chain and offers almost 3000 sqft of accommodation, the property also benefits from being nestled on a plot in the region of 0.4 acres. The ground floor begins with a welcoming entrance lobby with lots of storage for coats and shoes which then opens top a large main hallway, this then flows through to a stunning kitchen/breakfast/family room with double doors leading out to a substantial conservatory overlooking the garden. The living accommodation also includes a separate sitting room and a large dining room which provides a very flexible space. A utility room and ground floor WC completes the ground floor. The first floor offers a spacious central landing provides access to the family bathroom and five generous bedrooms including a master with en-suite. At the rear of the home is a large private L-shaped garden. The front area is lawned with mature trees and shrubs and leads through to an additional lawned plot which is also private and enclosed. There is a paved patio adjacent to the conservatory and side pedestrian access.

Approximate Area = 2430 sq ft / 225.7 sq m
 Garage = 174 sq ft / 16.1 sq m
 Outbuilding = 290 sq ft / 26.9 sq m
 Total = 2894 sq ft / 268.7 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	72	79
(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). © n/cheom 2023. Produced for Charters Estate Agents Limited. REF: 1007986



SITUATION

Located in the prime area of Otterbourne, close to the village and train station of Shawford. Only a short drive from the popular city of Winchester. Otterbourne is an idyllic village offering a village hall, church, garage, post office and traditional inns, including the popular family pub The Old Forge with its fine dining. Close by are also the popular schools of Compton Primary and Kings'. The cathedral city of Winchester has many famous attractions and amenities.



SPECIFICATION

- No chain
- Five sizeable bedrooms
- 2 substantial reception rooms
- Spacious entrance hall
- Kitchen/breakfast/family room
- Separate utility
- Plot in the region of 0.4 acres
- Ample off-road parking and garage



LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Offers in excess of £900,000

TENURE

Freehold