



The Dell, Otterbourne Road, Shawford, Winchester, SO21 2DE

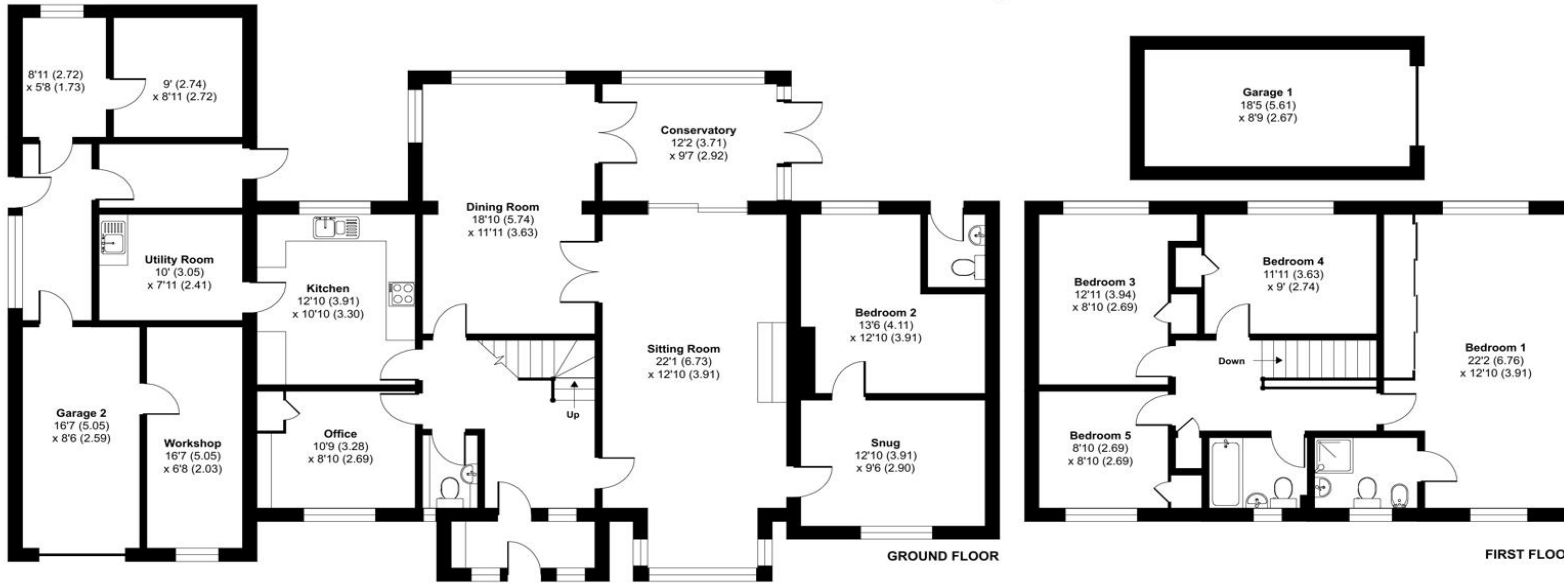




## ACCOMMODATION

Nestled on a plot of almost 0.4 acres, this splendid 1970's family home provides over 3,000sqft of accommodation and offers purchasers the opportunity to live in one of Winchester's most desirable villages and provides an opportunity to create a fantastic family home. Internally the property has over the years been extended on the ground floor providing a sizable footprint and also provides scope to extend even further if required. The ground floor provides multiple reception rooms offering a very flexible layout, including a generously sized formal sitting room, dining room, further two snug areas, one is currently being used as a bedroom, a comfortable office. The fully fitted kitchen also benefits from further access to a rear lobby which leads onto an integral garage, further rooms which have historically been used as a hobby room and workshops but again offer flexible space. The first floor provides four large double bedrooms with bedroom one providing an en-suite, and the family bathroom services all other bedrooms. Outside, the rear garden is a particular feature being private, enclosed and bordered with shrubs and mature trees. There is ample off-road parking on the front driveway and the further benefit of an offset detached garage.

Approximate Area = 2633 sq ft / 244.6 sq m  
 Garage = 299 sq ft / 27.7 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 3043 sq ft / 282.6 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		
(55-68)	D	61	80
(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 2024. Produced for Charters Estate Agents Limited. REF: 1074621



## SITUATION

The charming village of Shawford is situated just 3.5 miles south of the cathedral city of Winchester, with its excellent range of independent and high street retailers, restaurants, cafes and bars, theatre, cinema and cultural calendar. Local amenities include a mainline station at Shawford with journey times to London Waterloo just over an hour in length and the Bridge Inn public house situated alongside the River Itchen. The villages of Otterbourne and Twyford provide local shops and well-regarded pubs. Compton and Shawford Sports Clubs offers superb cricketing, football and tennis amenities.





#### **SPECIFICATION**

- No Chain
- Just over 3000sqft in total
- Almost 0.4 acre plot
- Lots of scope to extend and improve
- Popular location
- Private garden

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

#### **GUIDE PRICE**

Guide Price £950,000

#### **TENURE**

Freehold