



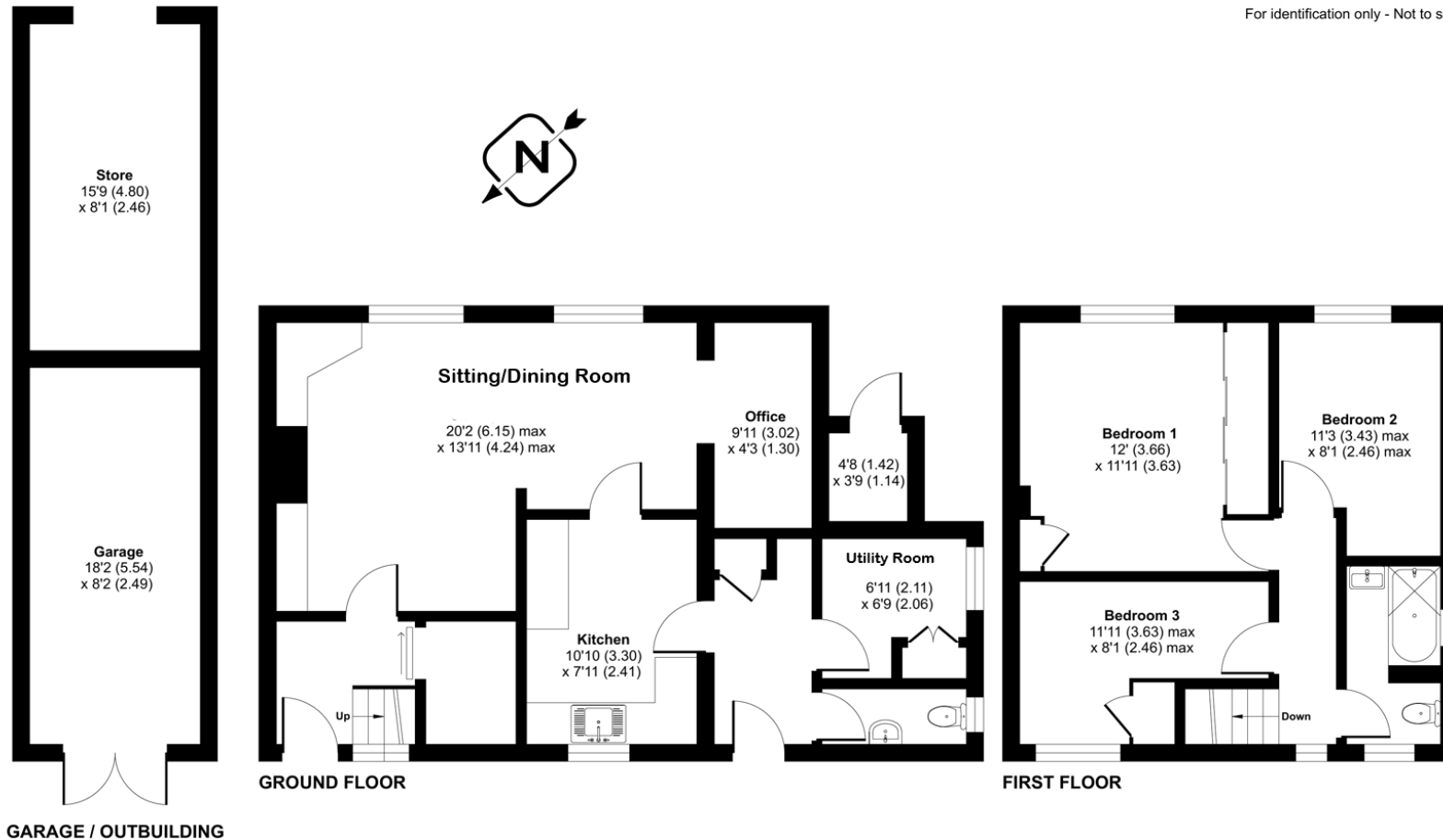
Beech Grove, Owslebury, Winchester, Hampshire, SO21 1LS



ACCOMMODATION

This three-bedroom semi-detached property is situated in a highly desirable village location in an area of outstanding natural beauty and is being offered for sale with no forward chain. The property is in need of refurbishment throughout and is positioned on a corner plot with rear access. The house presents excellent scope to extend and improve (subject to the relevant planning consents) and create an ideal family home. Internally the accommodation comprises of a large 'L' shaped sitting/dining room with a small office area leading off. There is a fitted kitchen which in turn leads on to a utility room, cloakroom and a rear lobby. The first floor provides three bedrooms with the family bathroom serving all the bedrooms. Externally the rear garden is mainly laid to lawn with a small hard standing for a vehicle. There is also driveway parking to the front with a garage/store and a small lawned front garden.

Approximate Area = 1005 sq ft / 93.3 sq m
 Garage = 148 sq ft / 13.7 sq m
 Outbuildings = 145 sq ft / 13.4 sq m
 Total = 1298 sq ft / 120.4 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		
(39-54) E	53	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Set within the small rural village of Owslebury, south-east of Winchester which is approximately a 10-minute drive away. Owslebury is a delightful village that has beautiful countryside walks, a local school, St Andrews Church, and a village hall. There is the popular Ship Inn public house and a cricket ground that has been in use for approximately 150 years. The splendid and historical cathedral city of Winchester delights with character and diverse architecture, whilst successfully delivering a modern feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's beaches. Equally, the capital is commutable within the hour, using rail connections to London Waterloo and with Southampton's international airport.



SPECIFICATION

- Three-bedroom semi-detached house
- Popular village close to the South Downs
- No forward chain on offer
- Updating required
- Extension potential (subject to relevant consents)
- Corner plot position
- Enclosed rear garden
- Driveway and garage/store

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

Guide Price £325,000

TENURE

Freehold