



Copse Close, Otterbourne, Winchester, Hampshire, SO21 2DX



ACCOMMODATION

Unique two-bedroom detached home, nestled within the private and serene enclave of Copse Close in Otterbourne. Constructed just 17 years ago, this contemporary gem boasts a striking design that immediately captivates you as you approach via the private driveway. Its glass frontage sets the tone for the modern aesthetic you'll find within. Upon entering, the warm embrace of oak flooring and contemporary fixtures welcomes you. The 21ft sitting room is bathed in natural light, with dual aspect windows and French doors leading to a decked area, affording picturesque garden views. The versatile rear room is perfect for a home office, or this could be converted into a third bedroom. The recently refitted Magnet kitchen seamlessly marries style and functionality with a central island for family breakfasts and ample storage in chic grey and cream units, AEG appliances and a spacious larder; there is also ample room for more formal dining making this a fabulous social space. Ascend the contemporary staircase to the first-floor galleried landing, leading to two comfortable bedrooms. The principal bedroom features custom-made wardrobes and an ensuite shower room with Porcelanosa tiles and Ideal Standard sanitaryware. The second bedroom, a double room has use of the high-quality family bathroom. The boarded loft with a ladder and lighting offers storage potential or room for expansion (subject to planning). The well-designed rear garden boasts an artificial lawn and composite decking stretching the length of the home with access from all ground floor rooms, ideal for social gatherings. The garden is private, enclosed and low maintenance. The timber carport has been transformed to incorporate storage and a utility space; a must for family living. There is also ample off-road parking. This home exemplifies modern living, combining elegance, comfort, and flexibility within a private and convenient location. Don't miss this opportunity to make it yours.



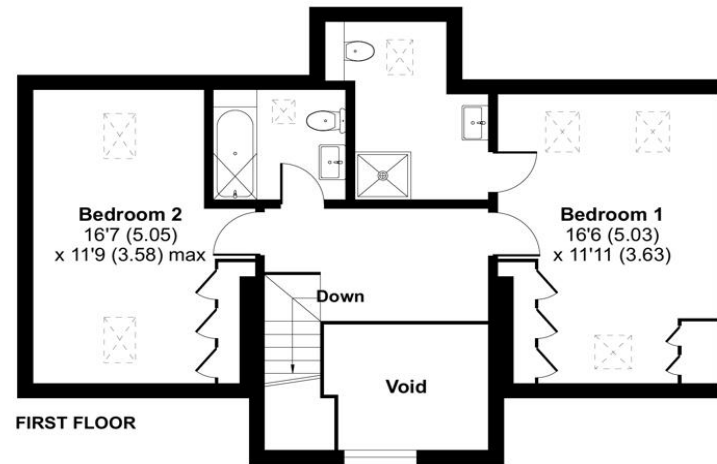
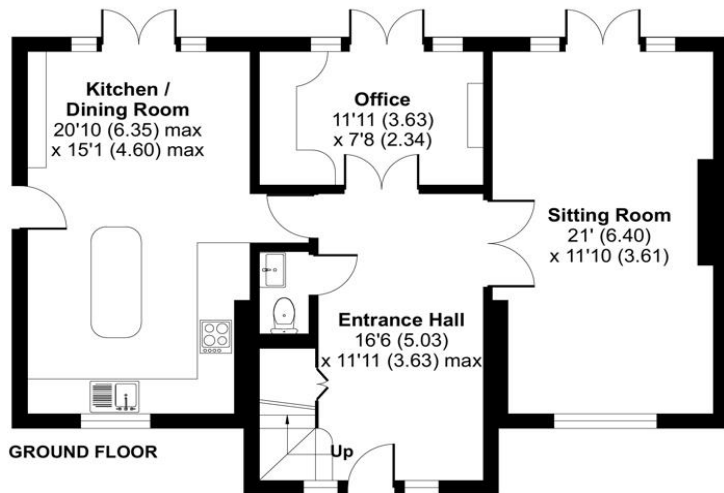
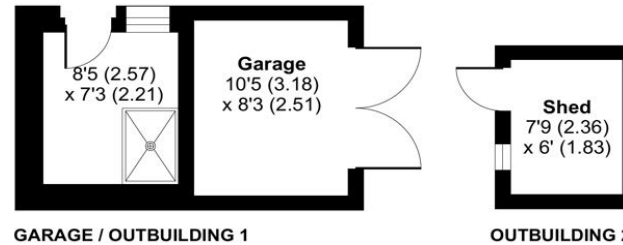
Approximate Area = 1434 sq ft / 133.2 sq m (excludes void)

Garage = 83 sq ft / 7.7 sq m

Outbuildings = 110 sq ft / 10.2 sq m

Total = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	78	
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1050250



SITUATION

Located in the prime area of Otterbourne, close to the village of Shawford and only a short drive from the historic city of Winchester. Otterbourne is an idyllic village offering amenities and access to countryside, woodland and river walks. Communications are excellent, with the M3 and M27, mainline train stations 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

- Unique detached home in sought after Otterbourne
- Built less than 20 years ago
- Two double bedrooms
- Recently re-fitted Magnet kitchen
- Ample off-road parking
- Low maintenance rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

£775,000

TENURE

Freehold