



Old Parsonage Court, Otterbourne, Winchester, Hampshire, SO21 2EP

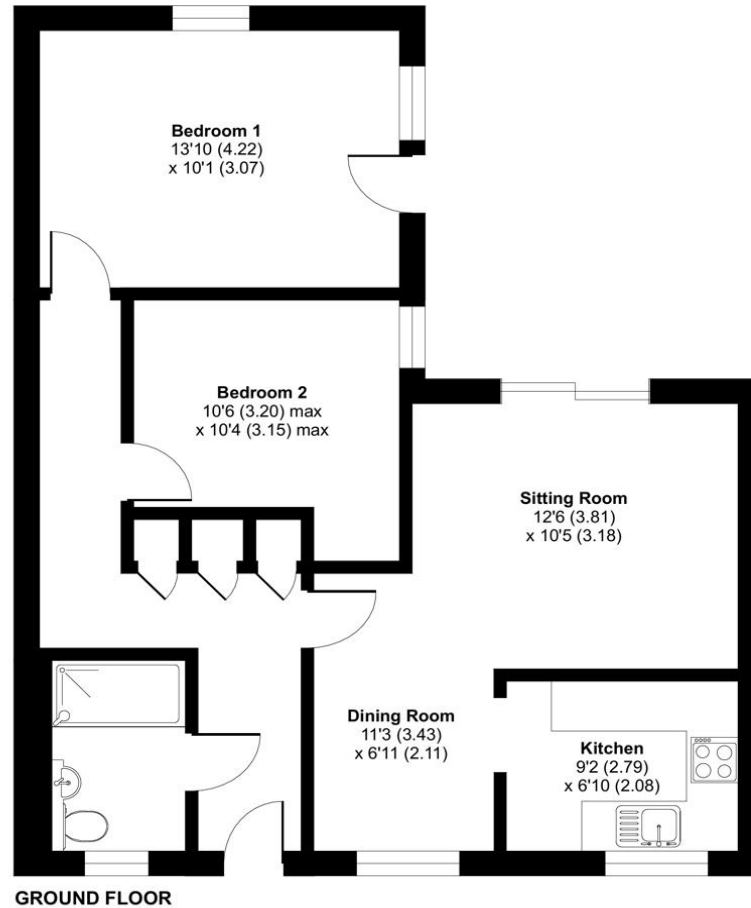


ACCOMMODATION

Welcome to this convenient, retirement bungalow, run by the well-regarded Brendoncare Foundation, perfect for those seeking a comfortable living space. Old Parsonage Court is a purpose-built development of bungalows and apartments set within extensive, well-maintained gardens. The exclusive development offers six bungalows and 16 apartments, enabling independent living for their owners. With its charming design and modern amenities, this property offers a truly delightful living experience. Step inside and be greeted by a spacious entrance hallway with built-in storage and the well-lit sitting/dining room, perfect for relaxation or entertaining guests. The fitted kitchen has ample storage space, allowing you to prepare meals with ease. The bungalow boasts two generously sized bedrooms, providing a peaceful sanctuary. The contemporary shower room displays a large walk-in shower. Parking is also available for residents. The development offers delightful, well-maintained grounds and an on-site warden. There is also a beautiful nature reserve that can be accessed from the grounds for lovely walks, near by local convenience stores and restaurants/public houses.



Approximate Area = 699 sq ft / 64.9 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		
(55-68)	D	60	
(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: 1076396



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 with an active and popular social calendar and village hall offering a range of activities for all, as well as access to countryside, woodland and river walks. Communications are excellent with the A34, M3, M27, mainline railway stations and Southampton Airport all within easy reach, as well as good bus services. Winchester offers a range of shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. Further shopping, dining and entertainment facilities can be found in nearby Chandler's Ford and Eastleigh.



SPECIFICATION

- Exclusive, purpose-built development in Otterbourne
- Convenient access to local amenities and public transport links
- Two bedrooms
- Contemporary shower room
- Sitting/dining room with sliding doors to the patio terrace
- Fitted kitchen
- Well-maintained communal grounds
- Residents parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band:

GUIDE PRICE

Guide Price £280,000

TENURE

Leasehold

Unexpired Years: 93

Annual Ground Rent: £100

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

Annual Service: £5,664

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.