





# St Davids Main Road, Otterbourne, SO21 2EQ

£599,950

A most attractive double fronted Neo Georgian style family home situated in the heart of the village of Otterbourne which itself provides an excellent array of amenities to include a local school, church, shop and highly regarded public houses. This beautiful family home is presented in immaculate fashion throughout with many notable features to include the overall high standard of presentation, 23'4" sitting room with bay window, open plan kitchen/dining room, modern ground floor shower room, four double bedrooms and modern bathroom. In addition to this are shutters fitted to most windows and a double garage to the rear with two further off street parking spaces in front. Otterbourne is well placed for access to the centre of Chandlers Ford, Thornden School, junction 12 of the M3 and the city centre of Winchester.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor with cupboards under, laminate wood floor.

#### Shower Room:

6'2" x 5'6" (1.88m x 1.68m) White suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, tiled floor.

#### Sitting Room:

23'4" x 11'11" (7.11m x 3.63m) Bay window, double doors to rear garden, laminate wood floor.

#### Kitchen/Dining Room:

#### Dining Area:

11'11" x 11'7" (3.63m x 3.53m) Bay window, open plan to Kitchen.

#### Kitchen:

11'11" x 11'2" (3.63m x 3.35m) Range of Shaker style units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, door to outside.

### First Floor

#### Landing:

Double storage cupboard, hatch to loft space:

#### Bedroom 1:

12'7" x 11'11" (3.84m x 3.63m)

#### Bedroom 2:

11'11" x 10'5" (3.63m x 3.18m) Built in wardrobe.

#### Bedroom 3:

11'11" x 8'11" (3.63m x 2.72m)

#### Bedroom 4:

11'7" x 9'7" (3.53m x 2.92m)

#### Bathroom:

8'7" x 5'6" (2.62m x 1.68m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, wc, tiled floor.

## OUTSIDE

### Front:

To the front of the property is a gravelled area providing an off street parking space, slate chippings with planted borders enclosed by walling, side gate and pathway to rear garden.

### Rear Garden:

Approximately 38' x 27' (11.58m x 8.23m) Attractively and recently landscaped with a paved terrace leading onto a level lawn surrounded by fencing and walling.

### Double Garage:

18' x 17' (5.49m x 5.18m) Two electric doors to the front, light and power. Two off street parking spaces in front.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1970's

### Approximate Area:

1716sqft/159.4sqm (including garage)

### Sellers Position:

Looking for forward purchase (possibility of no forward chain)

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded

### Infant/Junior School:

Otterbourne C of E Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

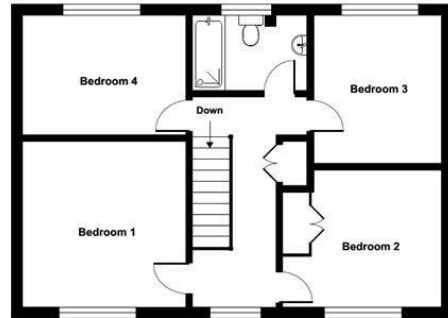
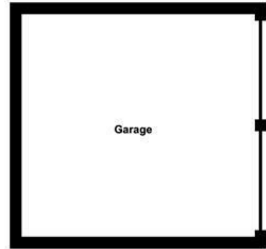
Winchester City Council 01962 840222

### Council Tax:

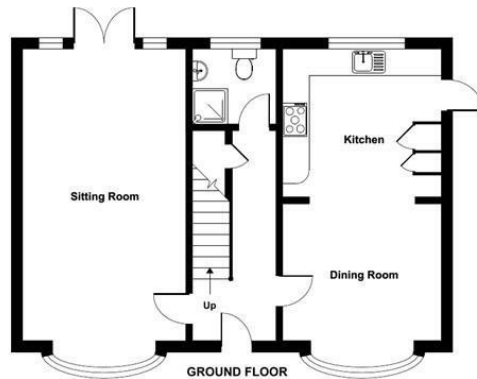
Band F

Ground Floor = 723 sq ft / 67.1 sq m  
 First Floor = 696 sq ft / 64.7 sq m  
 Garage = 297 sq ft / 27.6 sq m  
 Total = 1716 sq ft / 159.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	85	85
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Sparks Ellison. REF: 922815

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