



The Coppins Poles Lane, Winchester, SO21 2DZ

£475,000

A character 1930's chalet bungalow situated on the edge of the popular village of Otterbourne affording a delightful countryside feel. The property is set within a wonderful plot benefiting from a rear garden measuring approximately 100ft in length. The property itself would benefit from updating and modernisation and subject to the normal consents could also be extended to form a large family home. Otterbourne village benefits from an excellent range of day to day amenities to include a well stocked convenience store, public housing, church and local primary school. The centre of Chandler's Ford is a short distance away as is the city centre of Winchester, both being served well by regular bus services.

ACCOMMODATION

GROUND FLOOR

Sitting Room:

13'9" x 12'6" (4.19m x 3.81m) Open fireplace, bay window.

Dining Room:

9'10" x 9'5" (3.00m x 2.87m) Cupboard housing boiler.

Kitchen:

9'9" x 5'7" (2.97m x 1.70m) Range of units, oven and hob with extractor hood over, door to outside.

Bedroom 1:

12'6" x 10' (3.81m x 3.05m) Bay window.

Bedroom 2:

11'2" x 8'6" (3.40m x 2.59m)

Bathroom:

7'3" x 5'4" (2.21m x 1.63m) Suite comprising bath with shower unit over, wash basin, w.c.

FIRST FLOOR

Bedroom 3:

16'2" x 14'3" (4.93m x 4.34m) (An L shaped measurement representing the maximum)

OUTSIDE

The property occupies a delightful plot of approximately 0.125 of an acre.

Front:

To the front of the property is a neatly tended lawn with flower and shrub borders and to the side a block paved driveway affording parking for several cars leading to the garage.

Rear Garden:

Approximately 100ft in length. Adjoining the rear of the property is a block paved patio leading onto a good size lawned area interspersed and surrounded by flower and shrub borders and enclosed by hedging and fencing, garden shed, greenhouse.

Garage:

16'4" x 8'1" (4.98m x 2.46m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's

Approximate Area:

74.3sqm/801sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Otterbourne Primary School

Secondary School:

Thornden Secondary School/Crestwood Community School

Council Tax:

Band D

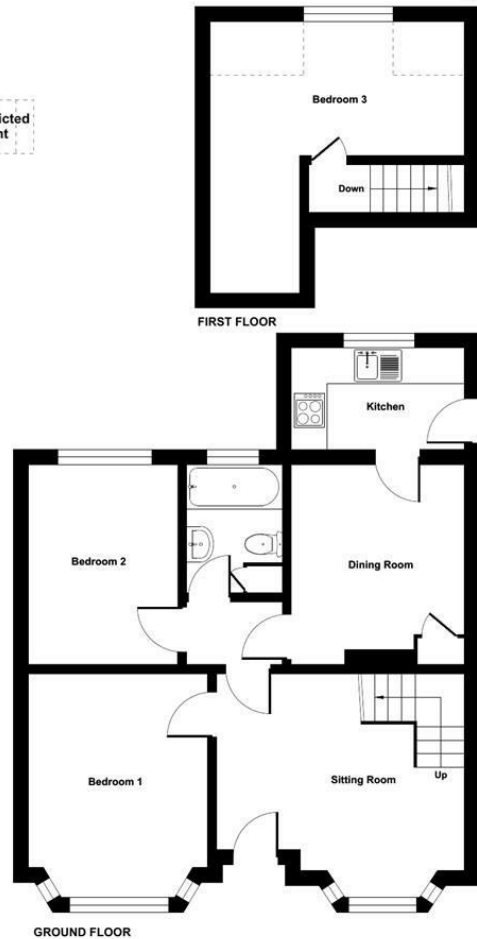
Local Council:

Winchester City Council - 01962 840222

Ground Floor = 627 sq ft / 58.2 sq m
 First Floor = 146 sq ft / 13.5 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 801 sq ft / 74.3 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1137601

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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