



12 Coles Mede, Winchester, SO21 2EG

£425,000

A delightful two bedroom semi detached home situated in the heart of the popular village of Otterbourne which itself benefits from an excellent range of day to day amenities to include a well stocked convenience store, three public houses, church and primary school. The centre of Chandler's Ford is a short drive away as is the city centre of Winchester with bus services also connecting the two. The property itself has been the subject of complete modernisation by the current sellers in recent years and is now presented in wonderful condition throughout occupying a pleasant position overlooking a green. The accommodation consists of sitting room leading to a re-fitted kitchen/dining space which in turn leads to a family room measuring 17'1" x 8'3" overlooking the rear garden. On the first floor are two double bedrooms together with a spacious re-fitted bathroom. To the front of the property is a driveway leading to the 20'5" x 7'4" garage with a delightful landscaped rear garden measuring approximately 51' in length.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Tiled floor.

Reception Hall:

Stairs to first floor.

Sitting Room:

13'6" x 13'1" (4.11m x 3.99m) Under stairs cupboard, chimney breast.

Kitchen/Dining Room:

16'7" x 11' (5.05m x 3.35m) The kitchen area is re-fitted with a range of cream coloured Shaker style units with wooden worktops over, electric oven, electric hob with extractor hood over, integrated dishwasher and fridge freezer, breakfast bar, space for table and chairs, laminate wood floor.

Family Room:

17'1" x 8'3" (5.21m x 2.51m) Laminate wood floor, two Velux windows to the ceiling, patio doors to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

13'6" x 11'1" (4.11m x 3.38m) Excluding recess with book shelves and storage cupboard, built in wardrobe, views over the green.

Bedroom 2:

13'1" x 8' (3.99m x 2.44m)

Bathroom:

9'5" x 8'3" (2.87m x 2.51m) Re-fitted modern suite comprising bath with central mixer tap, separate shower cubicle with glazed screen, wash basin, w.c., tiled floor.

OUTSIDE

Front:

To the front of the property is a driveway that leads to the garage and well stocked flower and shrub borders.

Rear Garden:

The rear garden is an attractive feature of the property measuring approximately 51ft in length. Adjoining the property is a full width patio leading onto lawned areas with well stocked flower and shrub borders and use of sleeper edging, various established fruit trees, raised vegetable bed, greenhouse, shed.

Garage:

20'5" x 7'4" (6.22m x 2.24m) Boiler, space and plumbing for washing machine, garage doors to front and rear.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's

Approximate Area:

105.9sqm/1141sqft (Including garage)

Sellers Position:

Looking for forward purchase but would consider offering vacant possession

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Otterbourne Primary School

Secondary School:

Thornden Secondary School/Crestwood Community School

Council Tax:

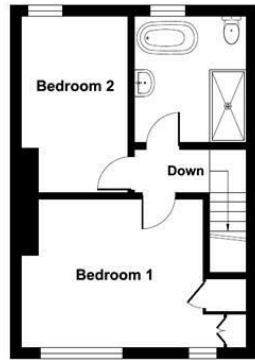
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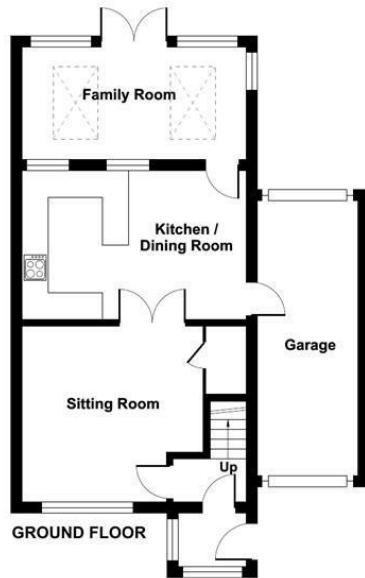
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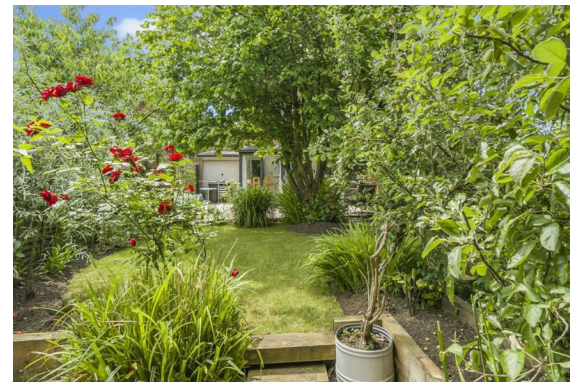
Ground Floor = 583 sq ft / 54.1 sq m
 First Floor = 407 sq ft / 37.8 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1141 sq ft / 105.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1145334

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