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# 27 Mountain Ash Tilden Road, Winchester, SO21 2DW

£399,950

Mountain Ash is a secluded close nestled between Compton and Otterbourne. The close is made up of townhouses and apartments built from 2007. Each townhouse has a private garden as well as the use of a centrally located play area and green for residents to enjoy. The home is accessed via a wooden gate into a courtyard garden. The ground floor accommodation includes an L-shaped sitting room and dining area with floor to ceiling windows overlooking the courtyard. There is also a modern kitchen with integrated appliances, a downstairs WC, coat cupboard and under stairs cupboard. The first floor includes two double bedrooms and a family bathroom. Impressively, the second floor is solely for the principle bedroom and en-suite with floor to ceiling cupboards giving excellent storage and large roof light windows providing light. To the front of a property is an enclosed courtyard with an excellent store for garden chairs and cushions etc. There is also an allocated parking space along with visitor parking. There is also a communal play area and grounds. Compton as a residential area is extremely popular, with excellent amenities including a parish church, large recreation area with cricket and football pitches, local tennis club and a first class pavilion along with easy access to Winchester City Centre and the M3 motorway. There are also excellent public transport links, with a frequent bus service between Winchester and Southampton, and South West Rail from Shawford Station 0.8 mile.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Built in storage cupboard, under stairs storage cupboard, stairs to first floor.

#### Sitting/Dining Room:

19'6" max x 17'3" max (5.94m max x 5.26m max) An L shaped room with views over courtyard garden.

#### Kitchen:

9' x 8'5" (2.74m x 2.57m) Built in oven, built in electric hob, fitted extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, boiler in cupboard.

### FIRST FLOOR

#### Landing:

Stairs to second floor.

#### Bedroom 2:

15'6" x 8'10" (4.72m x 2.69m)

#### Bedroom 3:

12'1" x 7'6" (3.68m x 2.29m)

#### Bathroom:

9' x 8'9" max (2.74m x 2.67m max)

### SECOND FLOOR

#### Landing:

#### Bedroom 1:

15'7" x 15'2" (4.75m x 4.62m) Built in wardrobes, built in storage cupboard, access to loft space.

#### En Suite:

9'3" max x 7' (2.82m max x 2.13m) Comprising shower in cubicle, wash hand basin.

### OUTSIDE

#### Front:

There is a pleasant southerly facing courtyard garden laid to patio with area laid to timber deck, outside tap and outside storage cupboard.

#### Parking:

There is an allocated parking space marked with the number '27' along with a number of visitor parking bays.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2007

#### Approximate Area:

121.8sqm/1311sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

Wooden double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Compton All Saints Primary School

#### Secondary School:

Kings School

#### Council Tax:

Band C

#### Local Council:

Winchester City Council - 01962 840222

Ground Floor = 491 sq ft / 45.6 sq m  
 First Floor = 410 sq ft / 38.1 sq m  
 Second Floor = 410 sq ft / 38.1 sq m  
 Total = 1311 sq ft / 121.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	78	
(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>	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: 1177006

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