



sparks ellison

1 Charlotte Mede, Otterbourne, SO21 2FA

£425,000

An exceptional and most attractive double fronted two bedroom semi-detached home forming part of this small select development of just three homes constructed by a well respected local builder to an exacting specification in 2011. The property is presented in excellent condition throughout affording a host of wonderful attributes with accommodation consisting of sitting room with double doors to the garden, modern kitchen/dining room with fitted appliances, two double bedrooms both with en-suite facilities and to the rear is a car barn, parking and lock up storage. Charlotte Mede is situated within the picturesque village of Otterbourne which itself benefits from a host of day to day amenities to include a local store, public houses, church and schooling. The village is conveniently placed between Chandler's Ford and Winchester with Junction 12 of the M3 being within easy reach. The property is also offered for sale with no forward chain.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, wc, tiled floor.

Sitting Room:

15'7" x 9'6" (4.75m x 2.90m) Double doors to garden, under stairs storage cupboard.

Kitchen/Dining Room:

15'7" x 8'8" widening to 10'10" (4.75m x 2.64m x 3.30m) Range of units, electric oven, gas hob with extractor hood over, microwave, integrated fridge/freezer, dishwasher and washing machine, tiled floor, space for table and chairs, dual aspect windows.

First Floor

Landing:

Bedroom 1:

12'8" x 9'3" (3.86m x 2.82m) Built in wardrobe.

En-Suite Bathroom:

9'4" x 5'5" (2.84m x 1.65m) White suite with chrome fittings comprising P shaped bath with shower unit over, wash basin with cupboard under, wc, tiled floor, Velux window, underfloor heating.

Bedroom 2:

11'3" x 9'7" (3.43m x 2.92m) Built in wardrobe, hatch to loft space.

En-Suite Shower Room:

6'2" x 3'10" (1.88m x 1.17m) White suite with chrome fittings comprising shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor, Velux window, underfloor heating.

OUTSIDE

Front:

To the front of the property is a parking space and adjacent well stocked planted border providing screening with side gate to garden.

Garden:

Patio areas enclosed by walling and fencing with a pleasant outlook over a wooded area. Shed.

Car Port:

Approximately 17'9" x 9'2" Situated to the rear of the building with the benefit of light and power and lock up storage shed, further parking situated to the side. Please note that the car port is leasehold on a 999 year lease with the freehold held by 2 Charlotte Mede at no annual charge.

OTHER INFORMATION

Tenure:

Freehold (Please note that the car port is leasehold on a 999 year lease with the freehold held by 2 Charlotte Mede at no annual charge.)

Management Charge:

Approximately £600 pa run by 3 households

Approximate Age:

2011

Approximate Area:

798sqft/74sqm

Sellers Position

No forward chain

Heating:

Gas central heating

Windows:

Double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

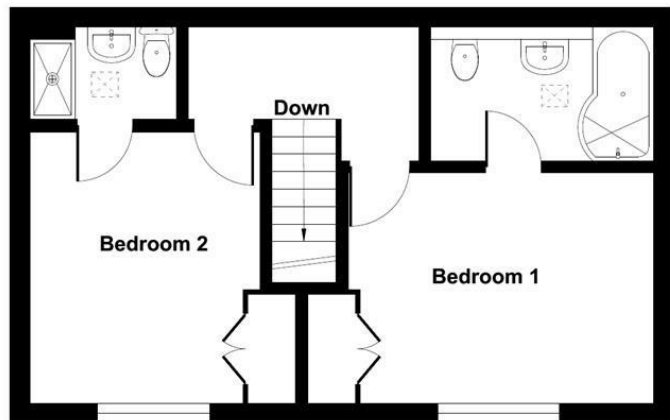
Winchester City Council - 01962 840222

Council Tax:

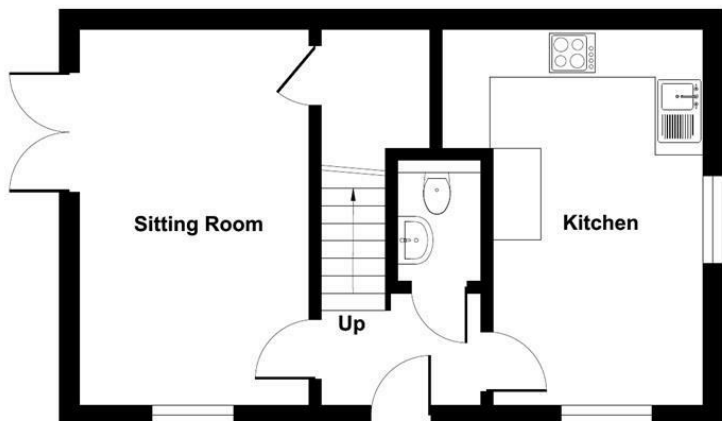
Band C



Ground Floor = 399 sq ft / 37 sq m
 First Floor = 399 sq ft / 37 sq m
 Total = 798 sq ft / 74 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1234779



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	80	
(69-80) C		
(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

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



