



St Davids Main Road, Otterbourne, SO21 2EQ

£625,000

SELLER TO CONTRIBUTE TOWARDS THE BUYERS PURCHASE COSTS. 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:

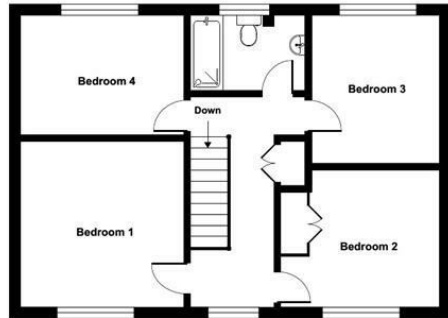
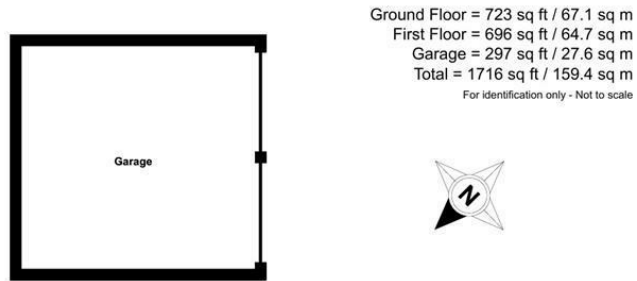
Winchester City Council 01962 840222

Council Tax:

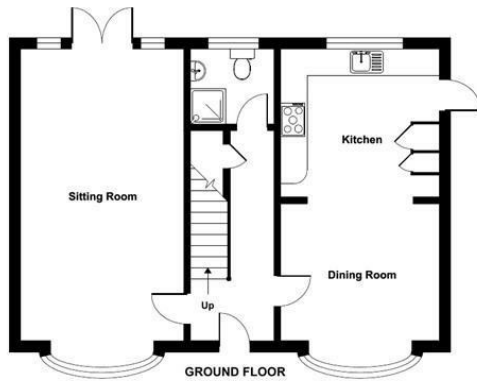
Band F

Agents Note:

The seller agrees to contribute up to £21,250 towards the buyer's purchase costs and disbursements, including but not limited to Stamp Duty Land Tax. This contribution will be paid via the solicitors on completion. The full purchase price of £625,000 will be declared to HMRC and the Land Registry, and the incentive will be disclosed to all parties, including the buyer's lender.



FIRST FLOOR



GROUND FLOOR

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	85
(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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