



sparks ellison

2 The Firs Main Road, Winchester, SO21 2EE

£795,000

A magnificent four bedroom detached family home nestled within the heart of this picturesque Hampshire village, long regarded as a highly desirable location. The property itself affords particularly spacious accommodation with four generous bedrooms, all with fitted wardrobes, complemented by a re-fitted en-suite to the master and re-fitted family bathroom. On the ground floor is an attractive sitting room with bay window and log burner, play room, spacious family room with the centre piece being the 28'2" open plan kitchen/dining room with a re-fitted modern kitchen and bi-fold doors to the rear garden. The current owners replaced the driveway with block paving which now provides parking for several vehicles, with the rear garden being a particularly attractive feature measuring approximately 66' x 40'. The village of Otterbourne is well served by amenities to include a local store, schooling, public housing and church. The city of Winchester is a short distance away to the North and Chandler's Ford to the South providing a wide arrange of amenities, with Junction 12 of the M3 being a short drive away.

ACCOMMODATION

Ground Floor

Open Porch:

Reception Hall:

Stairs to first floor with storage under.

Cloakroom:

Re-fitted modern white suite comprising wash basin, wc, half height panel walls.

Sitting Room:

17'7" x 11'6" into bay window (5.41m x 3.51m) Log burner, window shutters.

Kitchen/Dining Room:

28'2" x 11'2" (8.59m x 3.40m) The kitchen area has been re-fitted with a range of matt grey units with Quartz worktops over, two Neff electric ovens and microwave, gas hob with inbuilt extractor, integrated dishwasher. The dining area affords space for table and chairs with bi-fold doors to rear garden.

Utility Room:

6'9" x 5'5" (2.06m x 1.65m) Cupboard, cupboard housing boiler, space and plumbing for appliances, door to outside.

Play Room:

9'8" x 7'5" (2.95m x 2.26m) Leading to family room.

Family Room:

16'5" x 16'5" (5.00m x 5.00m)

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

11'9" x 11'6" (3.58m x 3.51m) Built in double wardrobe, window shutters.

En-Suite Shower Room:

5'3" x 5'2" (1.60m x 1.57m) Re-fitted modern white suite, measurement up to shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

Bedroom 2:

14'1" x 9'1" (4.29m x 2.77m) Built in double wardrobe, window shutters.

Bedroom 3:

11'6" x 8'10" (3.51m x 2.69m) Excluding door recess, built in double wardrobe, window shutters.

Bedroom 4:

16'3" x 8' (4.95m x 2.44m) Wardorbe.

Bathroom:

7' x 6'7" (2.13m x 2.01m) Re-fitted modern white suite comprising bath with mixer tap and separate shower unit over with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a generous block paved driveway affording parking for several vehicles, electric car charging point, side access to rear garden.

Rear Garden:

Approximately 66' x 40'. A particularly attractive feature of the property with full width patio adjoining the house and raised planted border, lawned areas leading down to a small stream enclosed by fencing, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

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:

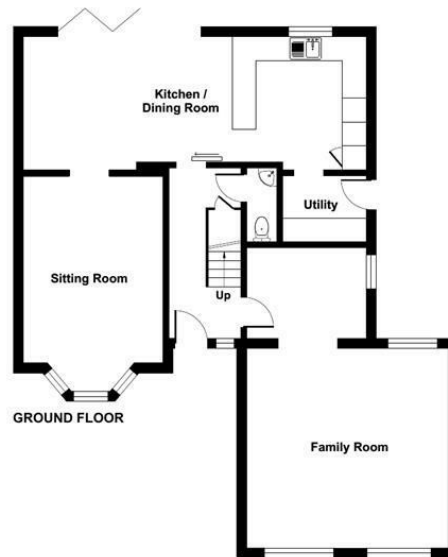
Band F



Ground Floor = 1017 sq ft / 94.5 sq m
 First Floor = 724 sq ft / 67.2 sq m
 Total = 1741 sq ft / 161.7 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		
(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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