



sparks ellison

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

£375,000

A well-presented three-bedroom, three-storey home offering over 1,100 sq ft of versatile accommodation in a highly sought-after Hampshire location. The generous sitting/dining room and spacious top-floor principal bedroom are particular highlights, complemented by a recently updated bathroom and a ground floor WC for everyday practicality. Ideally positioned for commuters, with Junction 11 of the M3 and Winchester city centre both just minutes away and convenient bus links to both Winchester and Chandlers Ford. The surrounding area enjoys excellent access to local parks and open countryside, with the beautiful Shawford Down only a few minutes away, perfect for families and outdoor enthusiasts alike. The property also benefits from a low-maintenance courtyard garden with storage shed, access to a communal children's play area/gardens and full fibre (FTTP) broadband with speeds up to 2Gb/s. Viewing highly recommended.

## ACCOMMODATION

### Ground Floor

#### Hallway:

21'4" x 5'10" (6.50m x 1.78m) Stairs to first floor.

#### Cloakroom:

WC, wash basin.

#### Sitting/Dining room:

19'7" x 11'10" (5.98m x 3.61m)

#### Kitchen:

10'6" x 8'5" (3.19m x 2.57m) Range of units, space for dishwasher and washing machine, combi boiler, electric oven, induction hob, extractor over, space for fridge freezer.

### First Floor

#### Landing:

#### Bedroom 2:

15'0" x 10'5" (4.58m x 3.17m)

#### Bedroom 3:

10'1" x 7'6" (3.08m x 2.28m)

#### Bathroom:

8'3" x 6'2" (2.51m x 1.88m) Bath with shower over, WC, wash basin, extractor, heated towel rail.

### Second Floor

Storage cupboard.

#### Bedroom 1:

16'8" x 10'8" (5.08m x 3.24m) Eaves storage, built in wardrobes, access to loft space. Velux windows.

#### Ensuite:

Walk in shower, WC, heated towel rail, wash basin.

## OUTSIDE

### Front Courtyard:

Stone patio, Large shed, seating area with pergola.

## OTHER INFORMATION

### Tenure:

Freehold. Maintenance charge £425 per annum, for upkeep of communal areas.

### Parking:

One allocated parking space and visitors parking available.

### Approximate Age:

2007

### Approximate Area:

1110 sq ft / 103 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

Wooden-framed double-glazing

### Loft Space:

Partially boarded with connected light.

### Infant/Junior School:

Compton All Saints C of E Primary School

### Secondary School:

Kings' School

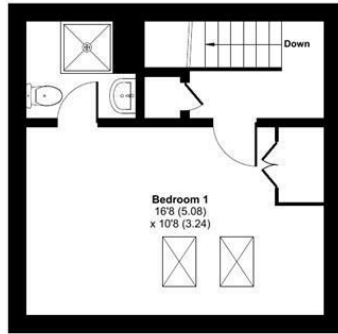
### Local Council:

Winchester City Council – 01962 840 222

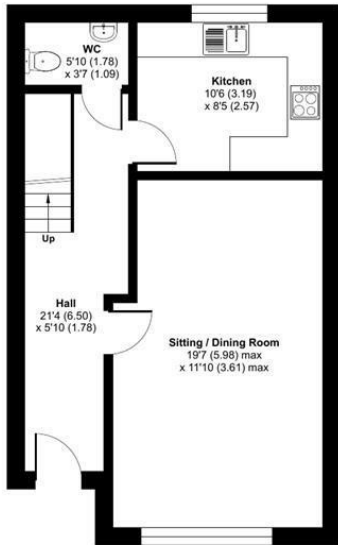
### Council Tax:

Band C

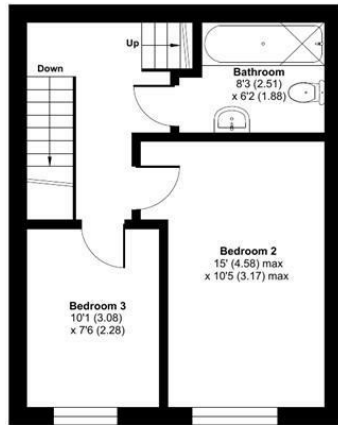
Ground Floor = 465 sq ft / 43.2 sq m  
 First Floor = 366 sq ft / 34 sq m  
 Second Floor = 279 sq ft / 25.9 sq m  
 Total = 1110 sq ft / 103 sq m  
 For identification only - Not to scale



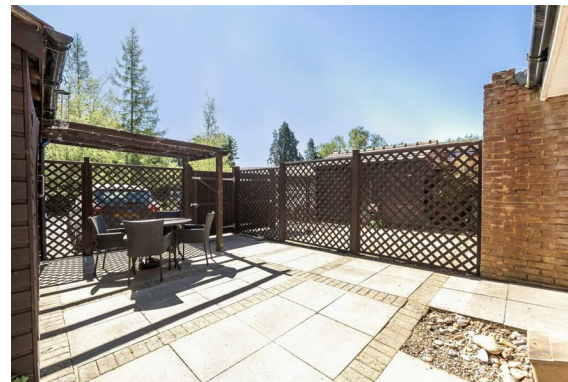
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1442578.

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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.



