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5 Ivy Cottages Boyatt Lane, Winchester, SO21 2HT

£435,000

This charming end terrace cottage is situated along Boyatt Lane in Otterbourne and offers a cosy home with plenty of character. The property is well laid out, with a welcoming porch leading into the sitting room, which in turn flows through to the dining room and kitchen at the rear. The kitchen also benefits from a separate utility room. Upstairs, there are two good sized bedrooms and a spacious family bathroom. There is a loft room, which offers useful additional space and potential to convert, subject to the necessary building regulations and consents. Outside, the property benefits from a private south facing rear garden, which enjoys a lovely outlook over the adjoining woodland. It provides a peaceful space to sit and enjoy the garden, with plenty of privacy. The location is particularly convenient being within walking distance of the number 1 bus route providing links to Winchester and Southampton. The Otter Pub and Otterbourne Park Wood are also close by and Boyatt Lane sits within catchment for Thornden School Catchment.

ACCOMMODATION

- Porch:**
Covered entrance leading to the sitting room.
- Sitting Room:**
12'8" x 12'3" max (3.87m x 3.73m max) Open wood-burning fireplace.
- Dining Room:**
12'9" max x 12'4" max (3.89m x 3.77m max) Stairs to the first floor and access to an understairs storage cupboard.
- Kitchen:**
10'4" x 7'7" (3.14m x 2.32m) Galley-style kitchen fitted with a range of wall and base units incorporating an integrated gas hob and electric oven, with space for fridge freezer and space for dishwasher.
- Utility Room:**
7'4" x 5'10" (2.23m x 1.77m) Useful utility area with space and plumbing for a washing machine and space for a tumble dryer.

First Floor

- Landing:**
Access to Loft Room via pull-down ladder.
- Bedroom 1:**
12'8" x 12'2" (3.87m x 3.72m) Feature fire place.
- Bedroom 2:**
12'5" x 7'4" (3.79m x 2.23m) Feature Fire place.

- Bathroom:**
Comprising a freestanding bath, separate shower cubicle, wash hand basin and WC.
- Loft Room:**
13'5" x 6'11" (4.09m x 2.10m)

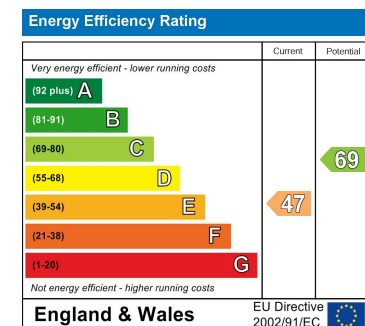
OUTSIDE

- Front:**
Paved pathway leading to the front door enclosed by a picket fence.

- Rear Garden:**
Enjoying a southerly aspect and measuring approximately 72' x 27' The rear garden features a brick paved patio leading to an area of lawn, bordered by mature shrubs. Side access provides useful additional storage space.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1914
- Approximate Area:**
962 sq ft / 899.2 sq m
- Sellers Position:**
Looking for a forward purchase
- Heating:**
Gas central heating
- Windows:**
- Loft Space:**
Fully boarded, connected light and connected ladder, currently used as a room.
- Infant/Junior School:**
Otterbourne C of E Primary School
- Secondary School:**
Crestwood Community School / Thornden School
- Local Council:**
Winchester City Council – 01962 840 222
- Council Tax:**
Band C
- Agents Note:**
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



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