


Hellards



At home in Owslebury

6 Gorse Down, Owslebury

WINCHESTER, HAMPSHIRE, SO21 1LN

Guide Price £795,000

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large Kitchen/Diner
- Utility Room
- Ample Off Street Driveway Parking
- Large Garden
- Rural Views
- Village Location

A fantastic opportunity to purchase this spacious 5 bedroom family home situated in the heart of the sought-after village of Owslebury. The property offers versatile living accommodation spread over three floors, including five bedrooms, three bathrooms, two reception rooms, a kitchen/diner, ample off-street parking, and an enclosed rear garden with unrivalled views overlooking fields and paddocks.

The property is accessed via a private driveway, with enough room to comfortably park multiple cars, and is surrounded by mature hedging, affording a good amount of privacy. There is a five-bar gate to the right-hand side of the house leading to the enclosed rear garden. The house itself has a pretty porch leading to the front door, giving access to the entrance hall.

Once inside, there are stairs leading up to the first-floor accommodation ahead, a door to the right leading through to a versatile snug/office, and a further door to your left leading





through to the living room and on to the spacious double-aspect kitchen/diner. The fantastic kitchen/diner is the hub of the house and perfect for family meals and entertaining. There are plenty of fitted units, a Rangemaster, peninsula unit, utility area, boot room, WC, and sliding doors opening onto the garden.

The accommodation on the first floor consists of four generously-sized double bedrooms, two of which have built-in wardrobes, a family bathroom, a further shower room, and there's also a versatile fifth room on this floor that's currently used as a dressing room/walk-in wardrobe.

From the first-floor landing, there is a space-saver staircase leading up to the second floor and the fifth double bedroom. From this bedroom, you can access the large boarded attic with plenty of storage space.

Outside, to the rear of the property, the enclosed garden enjoys stunning uninterrupted rural views. There is a decked area perfect for al fresco dining, a generous lawn with plenty of space for children to run around and play, a workshop, and a garden shed.



SERVICES

We understand that mains water and electricity are connected. Oil-fired boiler/central heating. Private drainage (septic tank).

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

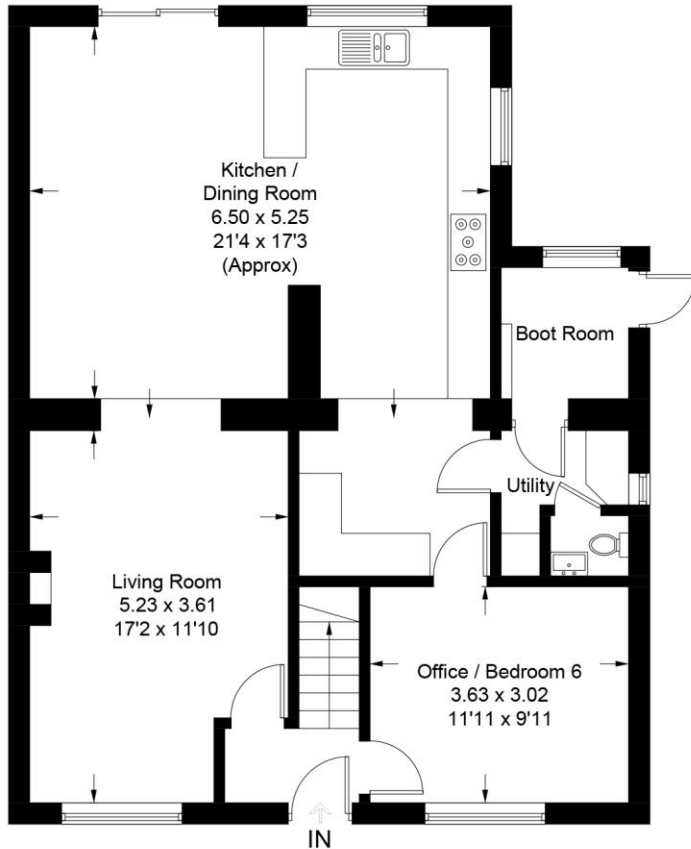
DIRECTIONS

From Winchester, take the Morestead Road and follow for 3 miles. Turn right, when signposted, to Owslebury. Continue into the village past Baybridge Lane on your left and Owslebury Bottom on your right where Gorse Down can be found shortly after on your left hand side, No.6 is the last house on the left hand side.

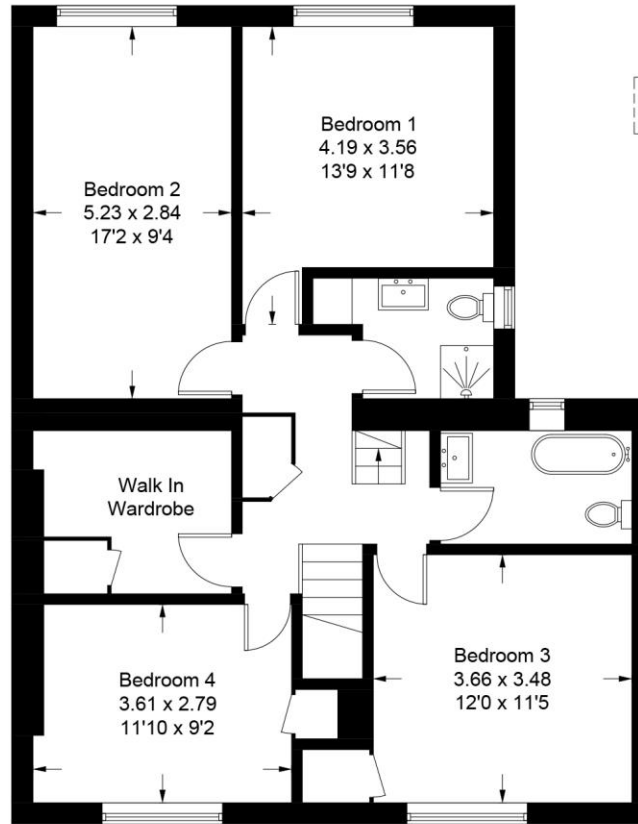


Gorse Down, SO21

Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft
Shed = 9.7 sq m / 104 sq ft
Total = 206.6 sq m / 2223 sq ft
(Including Eaves)

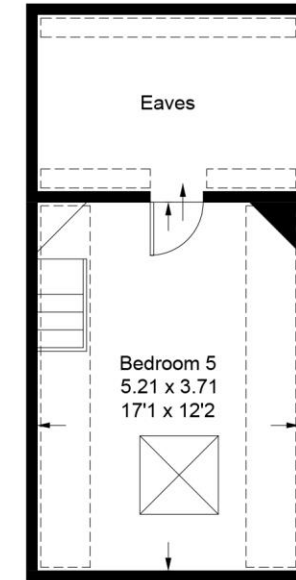


Ground Floor

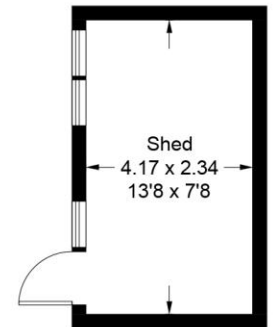


First Floor

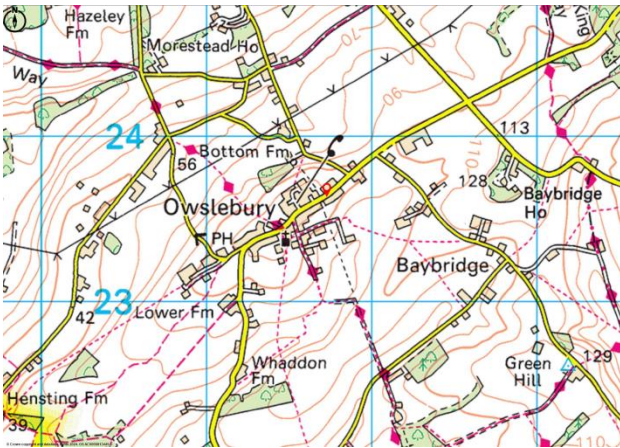
 = Reduced headroom below 1.5m / 5'0



**Second Floor
(Room In Roof)**



(Not Shown In Actual
Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

